

TR1B Grubbs Road, Aubrey, Texas 76227

MLS#: 20905936 N Active

TR1B Grubbs Road Aubrey, TX 76227

LP: \$699,000

Property Type: Land

SubType: Unimproved Land



Lst \$/Acre: \$69,900.00

Subdivision: Stephen Cantwell Survey

County: Denton

Country: United States

Parcel ID: R223508

Lot: 1B Block: -

Spcl Tax Auth: No

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Rd Front: 370 Frontg Ft: Rd Asmt: No

Land SqFt: 435,600 Acres: 10.000 \$/Lot SqFt: \$1.60

Appraiser: Subdivided: No

Lot Dimen: 370 x 1175 10 Acres Will Subdv: No

Land Leased: Yes

HOA: None

HOA Co:

General Information

Land Leased: Yes

Tanks/Ponds: 0

Cultivated Acres:

AG Exemption: Yes

Wells: 0

Bottom Land Ac:

School Information

School Dist: Aubrey ISD

Elementary: HI Brockett

Middle: Aubrey

High: Aubrey

Features

Lot Description: Acreage, Few Trees, Level, Native - Cedar, Native - Oak, Pasture

Lot Size/Acres: 10 to < 50 Acres

Restrictions: Deed, No Divide, No Mobile Home

Present Use: Cattle, Grazing

Easements: Utilities

Proposed Use: Agricultural, Cattle, Equine, Grazing, Single Family

Documents: Plat Approved, Survey

Zoning Info: Aubrey ETJ - Rural Residential

Type of Fence: Barbed Wire, Partial

Development: Unzoned

Exterior Bldgs: None

Street/Utilities: Asphalt, Co-op Electric, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not Available, No City Services, No Sewer, No Water

HOA Includes:

Topography: Generally level

Miscellaneous:

Road Front Desc: County Road

Road Frontage: 370

Road Surface: Asphalt

Special Notes: Deed Restrictions, Survey Available

Crops/Grasses:

Soil: Clay, Sandy Loam

Prop Finance: Cash, Conventional, Federal Land Bank

Surface Rights: All

Possession: Closing/Funding

Waterfront:

Vegetation: Grassed, Partially Wooded

Showing: Appointment Only, No Lock Box

Horses: Yes

Dock Permitted:

Lake Pump:

Remarks

Property Description: Located in Aubrey, Texas, this pretty 10-acre parcel offers a good balance of pasture and trees and are ideal for developing into a single-family residence with beautiful building sites and plenty of room to roam, whether it's for privacy, pets, or livestock. The land is predominantly level with good sandy loam soil, making it optimal for horses. A current agricultural exemption keeps property taxes low. The adjoining 10 acres, known as TR 1B(2) is also available. Access to Blackrock Water is available nearby, and all tracts in the addition are deed-restricted for peace of mind. Aubrey is a small city on the northside of the Dallas-Fort Worth Metroplex, situated between Denton, the Dallas North Tollway, Lake Ray Roberts, and Lake Lewisville. The proximity to major highways and larger communities makes the area desirable for those who need to commute but prefer a more rural environment. The location should also appeal to those with an eye toward its investment potential. It is in a developing corridor and in the immediate area of the proposed regional outer loop.

Public Driving Directions: North on Grubbs Rd from W Blackjack Rd

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: DUTCH WIEMEYER

