

20 Acres Grubbs Road, Aubrey, Texas 76227

MLS#: 20906081 N Active

20 Acres Grubbs Road Aubrey, TX 76227

LP: \$1,398,000

Property Type: Land

SubType: Unimproved Land



Subdivision: Stephen Cantwell Survey

County: Denton

Country: United States

Parcel ID: R223508

Parcel ID 2: R754837

Lot: Block: -

Legal: TR 1B and TR1B(2)

Spcl Tax Auth: No

Lst \$/Acre: \$69,900.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Lots: 2

Lots Sold Sep: 2

Lots Sld Pkg: 2

Rd Front: 370

Frontg Ft:

Rd Asmt: No

Land SqFt: 871,200

Acres: 20.000

\$/Lot SqFt: \$1.60

Appraiser:

Subdivided: No

Will Subdv: No

Lot Dimen: 740 x 1175 20 Acres

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

Present Use: Cattle, Grazing

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

Zoning Info: Aubrey ETJ - Rural Residential

Development: Unzoned

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

Topography: Generally level

Road Front Desc: County Road

Road Surface: Asphalt

Crops/Grasses:

Soil: Clay, Sandy Loam

Surface Rights: All

Waterfront:

Vegetation: Grassed, Partially Wooded

Horses: Yes Dock Permitted:

Restrictions: Deed, No Divide, No Mobile Home

Easements: Utilities

Documents: Plat Approved, Survey

Type of Fence: Barbed Wire, Partial

Exterior Bldgs: None

HOA Includes:

Miscellaneous:

Road Frontage: 370

Special Notes: Deed Restrictions, Survey Available

Prop Finance: Cash, Conventional, Federal Land Bank

Possession: Closing/Funding

Showing: Appointment Only, No Lock Box

Plat Wtrfrn Bnd:

Lake Pump:

Remarks

Property Description:

Located in Aubrey, Texas, this 20-acre property consists of two pretty 10-acre parcels that offer 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. Both 10-acre tracts are also available separately. 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 north side 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