



TURNER COUNTRY
PROPERTIES
FARM • RANCH • LAND

Stephen Turner, Owner/Agent
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TurnerCountryProperties.com

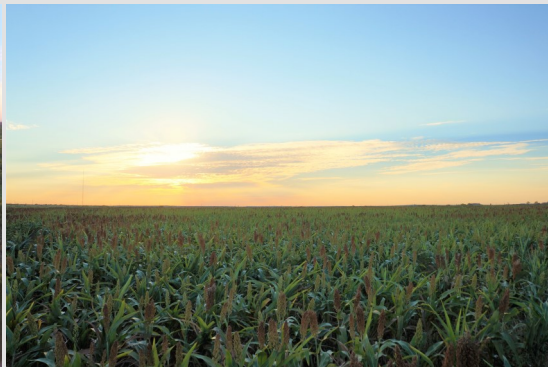
RUFF ESTATES



RUFF ESTATES

Located in the northwest portion of Wichita Falls near City View. Specifically located fronting the north side of Kiel, the north and west side of City View Drive. US Hwy 287 is three quarters of a mile south, which provides easy access. This also allows easy navigation to other destinations within Wichita Falls.

Building your new home starts with finding the perfect piece of land to build on. The Ruff Estates is the ideal location to enjoy the peace and quiet of country living with the convenience of city living amenities. Deed Restrictions will apply and each tract will have access to city water and electricity. Come take a look! Visualize your new home!



Do not trespass, the listing agent must be present at all showings. Buyer to confirm all information contained herein.

Buyers agent must make first contact and be present at all showings to be allowed full fee participation.

This information contained here in has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.

Any information of special interest should be obtained through independent verification.

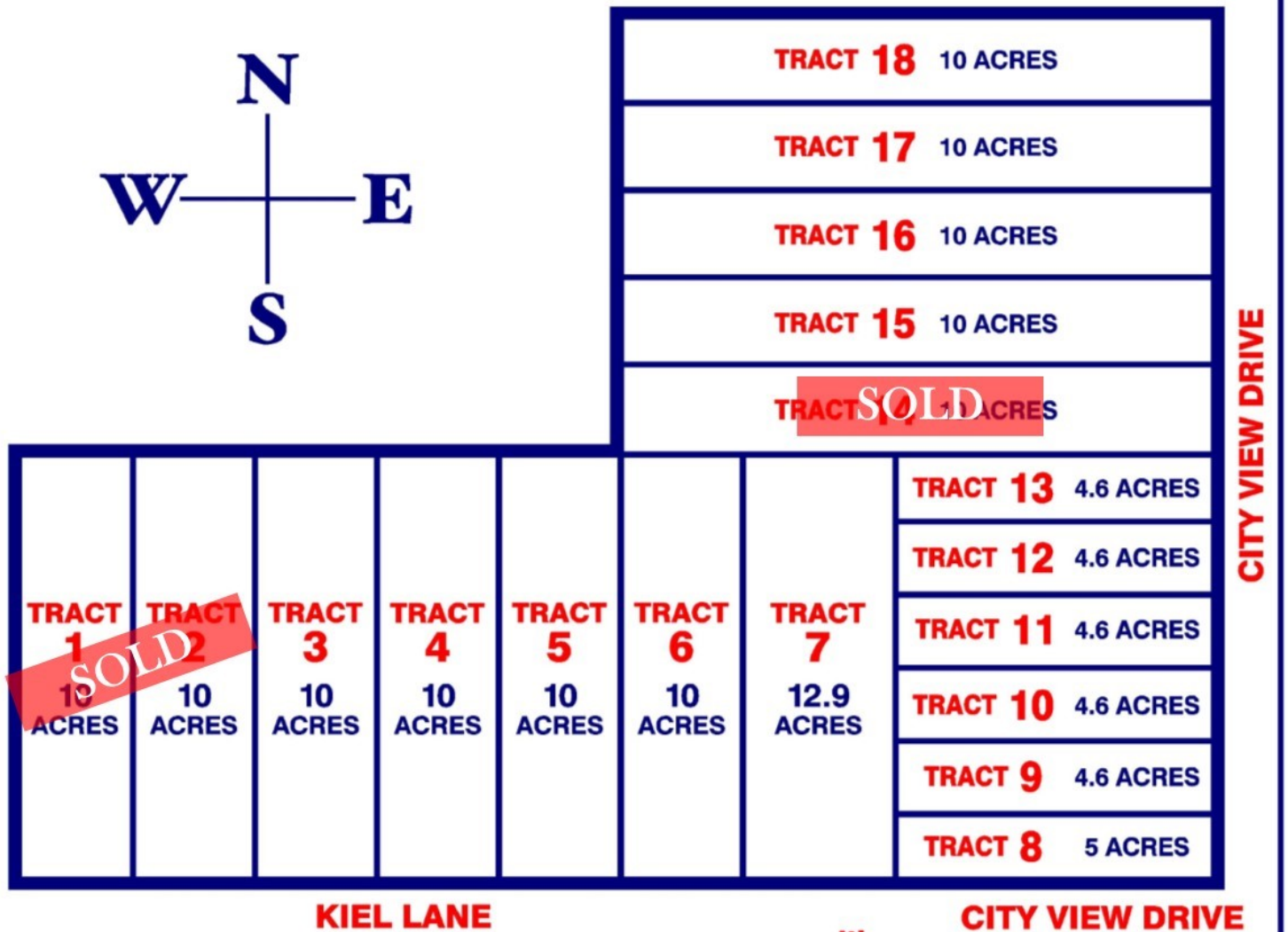
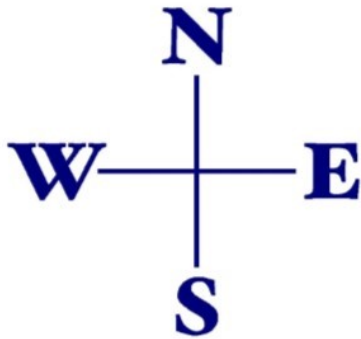


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TRACT MAP

RUFF ESTATES



The above tract sizes and dimensions are preliminary, prices and sizes are subject to change without notice. Survey to determine exact lot size.



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RUFF ESTATES PRICE SHEET

Tract	Acres	App. Dimensions	Description	Per Acre	Total
1	10.01	345' x 1,278'	SOLD		
2	10.01	345' x 1,278'	SOLD		
3	10.01	345' x 1,278'	Open, Level to Sloping	\$4,000.00	\$40,040.00
4	10.01	345' x 1,278'	Open, Level to Sloping	\$4,000.00	\$40,040.00
5	10.01	345' x 1,278'	Open, Level to Sloping	\$4,000.00	\$40,040.00
6	10.01	345' x 1,278'	Open, Level to Sloping	\$4,000.00	\$40,040.00
7	12.90	438' x 1,278'	Open, Level to Sloping	\$4,000.00	\$51,600.00
8	5.00	237' x 940'	Wooded, Level to Sloping	\$5,000.00	\$25,000.00
9	4.60	212' x 940'	Wooded, Level to Sloping	\$5,000.00	\$23,000.00
10	4.60	212' x 940'	Wooded, Level to Sloping	\$5,000.00	\$23,000.00
11	4.60	212' x 940'	Wooded, Level to Sloping	\$5,000.00	\$23,000.00
12	4.60	212' x 940'	Wooded, Level to Sloping	\$5,000.00	\$23,000.00
13	4.60	212' x 940'	Wooded, Level to Sloping	\$5,000.00	\$23,000.00
14	10.01	254' x 1,725'	SOLD		
15	10.01	254' x 1,725'	Wooded/Open, Level to Sloping	\$4,000.00	\$40,040.00
16	10.01	254' x 1,725'	Wooded/Open, Level to Sloping	\$4,000.00	\$40,040.00
17	10.01	254' x 1,725'	Wooded/Open, Level to Sloping	\$4,000.00	\$40,040.00
18	10.01	254' x 1,725'	Wooded/Open, Level to Sloping	\$4,000.00	\$40,040.00

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Survey to determine exact lot size.



RUFF ESTATES DETAIL

GENERAL INFORMATION

- City Water Available
- Electricity Available
- City View School District
- Zoned for Single Family
- Located within the city limits of Wichita Falls
- Asphalt Road Frontage
- Minutes from shopping, restaurants, schools, hospitals, fire stations, etc.

OWNER FINANCE

- 20% Down
- 20 Year Amortization
- 10 Year Balloon
- Adjustable Interest Rate based on Prime Interest plus 3%

DEED RESTRICTIONS

(Below is a summary, contact for detailed restrictions)

- Residential use only
- 1,750 square feet minimum of living area
- Exterior wall facing road consist of not less than 30% brick, or stone
- Must build 100' or greater from front of property
- No mobile/manufactured/prefabricated homes are allowed



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AERIAL TRACT MAP



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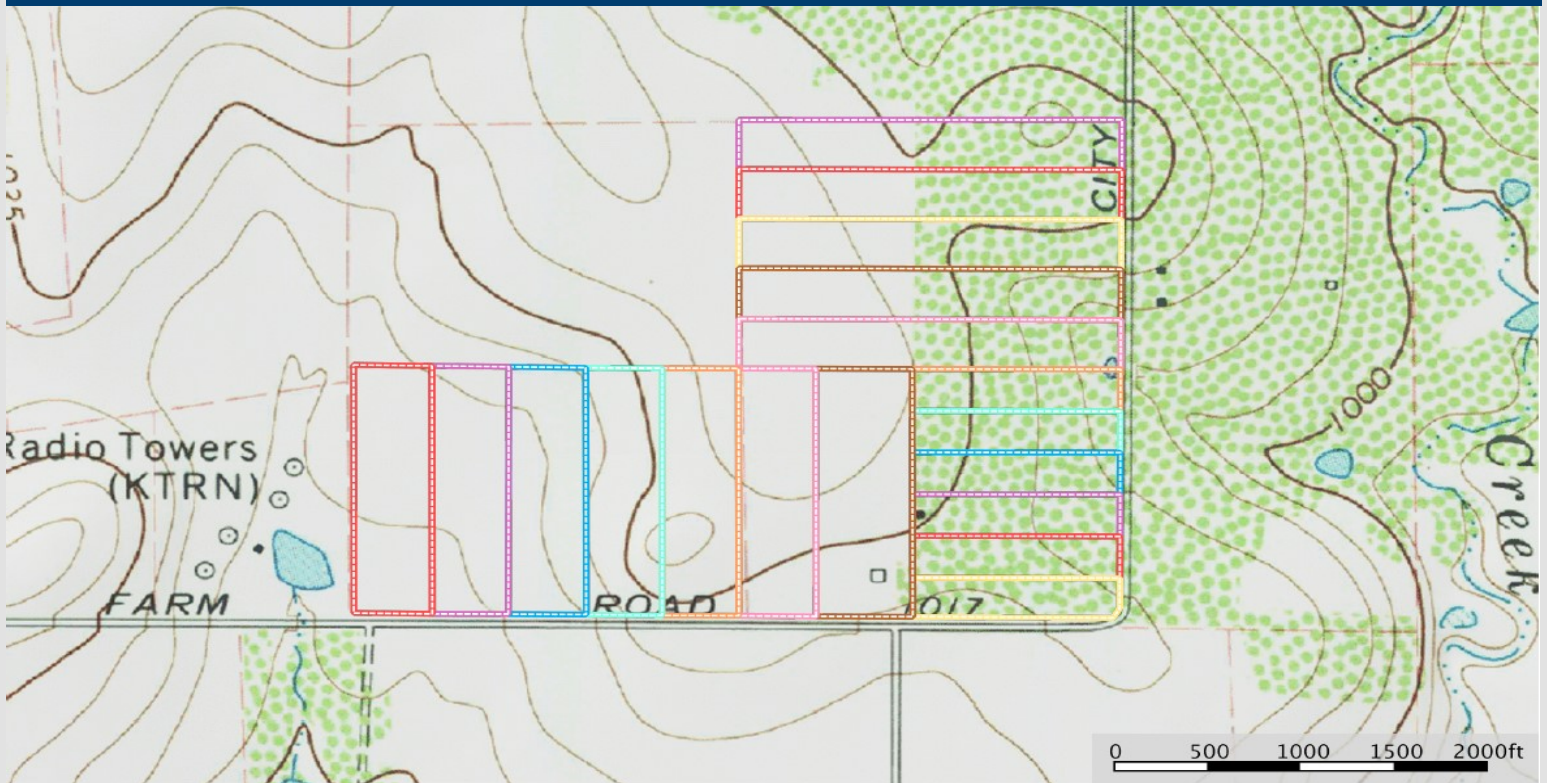
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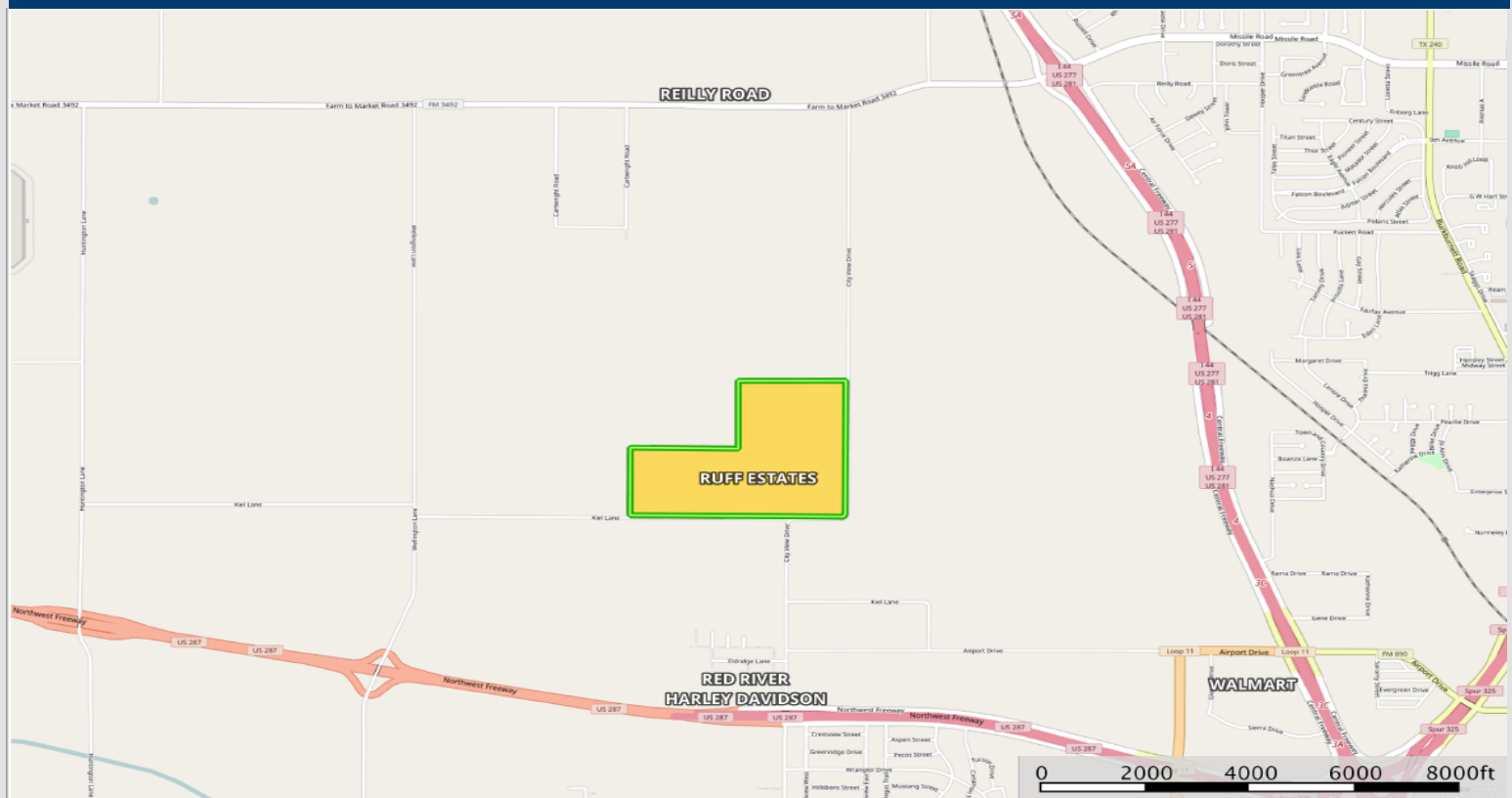
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Topography Map



Location Map



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