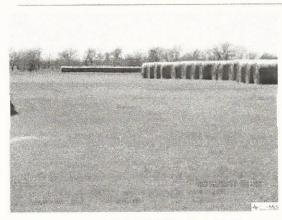
Agent Full

MLS#: 308298 (Active)

List Price: \$87,305

TBD Primrose Trail Temple, TX 76502



Land Acreage

Orig Price: \$87,305 List Price: \$87,305

Price/SQFT: Price/ACRE:

\$7,995.00 Bell

County: Elem. School:

High School: None Style:

#Stories: Buildings: None

Source SqFt: **Appr Dist** Agricultural Zoning:

Suitable Use: Grazing, Horse Farm, Residential

Topo/Land Desc: Level

Recent:

HOA:

02/18/2017: New Listing

Legal Description: A0014BC M MORENO, 553, ACRES 114.1; A001BC M Moreno, 526, Acres 46.0

Property ID: 68409 Res Flooded:

Geo ID: 0457240000

Manufactured Allowed:No HOA Nm:

In City Limits: No

Lot/Block:

Tract 4/

ETJ:

First Right Refusal Option:

Subdivision: None

School District:

Middle School:

Apx Acreage:

Year Built Src:

HOA Amt:

Restricted: Yes Size Category: 10-19.99ac Lot Dimension: 1.8083

Total Tax Rate:

Waterfront: No

HOA Mandatory:

Agri Exempt:

ACADEMY ISD

10.920

Appr Dist

Yes

Owner(s) Legal Name: KJR Holdings LLC

ByrAgyComp: Earnest Money:

3%

No

Sub Agy:

Also For Rent: No

Documents on File: Boundary Survey, Deed Restrictions, Plat ERS-Exclusive Right to Sell, Owner is LREA

Special: Proposed Terms: Cash, Conventional, Texas Vet, VA

Owner LREA:

Yes

Var Compensation:

Owner Phone-if applicable: Title Co: Centraland

Additional MLS#:

Possession: At Closing, Funding

How Shown/Occupancy: Call Listing Agent

Foreclosure: Short Sale:

No No

Prospects Exempt: No

Co-Op Water, Septic Required Water/Sewer: Other Utilities: Available

Water Features/View: None

Deed Restrictions Miscellaneous: Mineral Rights: **Retains Exclusive Rights**

Neighborhood Amenities: None

Access/Road Surface: County Road, Paved

Fencing:

None, Partial Fence, Barbed Wire

Remarks

HARD TO FIND ACREAGE IN ACADEMY ISD READY FOR YOUR DREAM HOME. Live the country life on this beautiful 10.92 acre lot with excellent views just minutes away from Academy Schools. This is one of six lots. Three are already sold. Lot has over 350' of paved road frontage. Water line recently added. Buyer must purchase meter. Smart restrictions to ensure lasting value. BARNDOMINIUMS WELCOME! Livestock are approved under deed restriction guidelines. Very short trip to Scott and White, I 35, and all shopping. These won't last long.

Agent Only Remarks

Tract 4: 10.95 Acres out of legal description. All measurements approximate and should be verified.

Directions: List Date:

FM 436 between Heidenheimer and Academy to Primrose Trail. 02/18/2017

DOM: 1 CDOM: 1

Off Market Date:

Disp Addr: Yes Internet: Yes

Allow AVM: No Allow Cmts: No

IDX:Yes

Listing Office: Main Phone:

(T891) Native Real Estate

254-228-6674

List Agent: MICHAEL MAHLER Agent Email: michael@nativesells.com

Contact #:

Prepared By: MICHAEL MAHLER

Expiration Date: 08/18/2017

Date Printed: 02/18/2017