

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**
 County: **Bell**
 Elem. School:
 High School:
 Style: **None**
 #Stories:
 Buildings: **None**
 Source SqFt: **Appr Dist**
 Zoning: **Agricultural**
 Suitable Use: **Grazing, Horse Farm, Residential**
 Topo/Land Desc: **Level**

First Right Refusal Option:

Subdivision: **None**

School District: **ACADEMY ISD**
 Middle School:

Apex Acreage: **10.920**Year Built Src: **Appr Dist**

Recent: 02/18/2017 : New Listing

Legal Description: **A0014BC M MORENO, 553, ACRES 114.1; A001BC M Moreno, 526, Acres 46.0**Property ID: **68409**Geo ID: **0457240000**Lot/Block: **Tract 4/**

Res Flooded:

Manufactured Allowed: **No**In City Limits: **No**

ETJ:

HOA:

No

HOA Mandatory:

HOA Nm:

HOA Amt:

Lot Dimension:

Restricted: **Yes**Size Category: **10-19.99ac**Agri Exempt: **Yes**Total Tax Rate: **1.8083**Waterfront: **No**Owner(s) Legal Name: **KJR Holdings LLC**

Owner Phone-if applicable:

ByrAgyComp: **3%**

Sub Agt:

Title Co: **Centraland**

Earnest Money:

Also For Rent: **No**

Additional MLS#:

Documents on File: **Boundary Survey, Deed Restrictions, Plat**Possession: **At Closing, Funding**Special: **ERS-Exclusive Right to Sell, Owner is LREA**How Shown/Occupancy: **Call Listing Agent**Proposed Terms: **Cash, Conventional, Texas Vet, VA**Foreclosure: **No**Owner LREA: **Yes**

Var Compensation:

Prospects Exempt: **No**Short Sale: **No**Water/Sewer: **Co-Op Water, Septic Required**Fencing: **None, Partial Fence, Barbed Wire**Other Utilities: **Available**Water Features/View: **None**Miscellaneous: **Deed Restrictions**Mineral Rights: **Retains Exclusive Rights**Neighborhood Amenities: **None**Access/Road Surface: **County Road, Paved**

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: **FM 436 between Heidenheimer and Academy to Primrose Trail.**List Date: **02/18/2017**DOM: **1**CDOM: **1**Internet: **Yes**Disp Addr: **Yes**Allow AVM: **No**Allow Cmts: **No**Expiration Date: **08/18/2017**

Off Market Date:

IDX: **Yes**Listing Office: **(T891) Native Real Estate**List Agent: **MICHAEL MAHLER**Main Phone: **254-228-6674**Agent Email: **michael@nativesells.com**

Contact #:

Prepared By: MICHAEL MAHLER

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