



MLS # 164405
Asking Price \$256,000
Address 25.6 Ac CR 4250
Area 76634-Clifton
Type Unimproved Acreage
State TX
Zip 76634
Status TEMP ACTIVE
IDX Include Y
Picture 19

Bedrooms No Living Quarters
Baths No Living Quarters
Half Baths No Living Quarters
Acreage 25-50 Acres
SqFt Range No Living Quarters
Lot Size
County Bosque
Restrictions None
Manufactured Home No



GENERAL

General Date	3/21/2016	Sub-Agent Commission	None
Buyers Agent Commission	3.0%	Listing Date	3/21/2016
Expiration Date	3/21/2017	Owner Name	John L. Lewis
Occupant Name	Vacant Land	Contact Phone	254-715-0656
Zoning		Number of Acres	25.60
Square Feet		Price Per Acre	\$10,000.00
Legal	14.457ac,Robertson, ESC, Tract Little #7 HQ, 6.604ac, H. Lee, 2.464ac, Wm Bryan, 1.046 S. Woodward	Directions	FM 2602 west from Hwy 6, Right on CR 4250. SOP left.
Land Leased Y/N	No	Land Lease Expiration	
Minerals Leased Y/N	No	Minerals Lease Expiration	
School District	Valley Mills	How Show	Vacant Land. Call agent Ron Henderson 254 715 -0656
Lockbox	None	Lockbox Combo	
Gate Code	0656	Boundary In ETJ of	None
Boundary In City of	None	Tax\$:(w/o exemptions)	1285
Tax\$:(current exemptions)	1285	Tax Year	2016
MCAD Ref #	R35629-35632	Owner Finance	No
Present Water Co	None	Present Electric Co	None
Present Gas Co	None	Sewer	N
Septic	N	Zoning Y/N	No
Waterfront (Y/N)	No	Waterview (Y/N)	No
Body of Water		Associated Document Count	0
Reason for Pending		Send to Realtor.com Y/N	Yes
Agent Hit Count	3	Client Hit Count	1
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Search By Map		Original Price	\$256,000
SQFT Source		Other Associated MLS#s	
Year Built	N/A	Cumulative DOM	1
Days On Market	1	Price/Sq Feet	

FEATURES

SOIL TYPE	TOPOGRAPHY
Rocky	Heavily Wooded
	Other

FINANCIAL

Update Date	3/22/2016	Status Date	3/22/2016
HotSheet Date	3/22/2016	Price Date	3/22/2016

SOLD STATUS

Input Date	3/22/2016 9:14 AM	How Sold	
Contract Date		Closing Date	
Sold Price		Sold SqFt	
Sold SQFT Source		B/POINTS	
S/POINTS		Sold Remarks	

ADDENDUM

REMARKS

Unique opportunity to own a hilltop home-site in the scenic Hills of Bosque County. This property is located along one of the most scenic roads in Bosque County. Several limestone overhang outcroppings, deep ravine, and fantastic western view. Owner has done some selective Cedar removal. This property makes a perfect single-user property, but owner will consider division. Owner will also consider water well allowance. Hunting is allowable with stands and feeders in place.

ADDITIONAL PICTURES



