

12+ Scenic Acres in Mt. Lakes

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



Property Address

0 CR 172
Bluff Dale, Texas 76433

Property Description

This great property is ready for you! 12+ acres on paved CR 172 in Bluff Dale, TX. The surrounding large ranches make for a quiet area with lots of wildlife. A driveway is in place from entry to rear of property. Nice scattered oaks, native trees, elevation changes, great views, and seasonal tank will make a perfect backdrop for your get-a-way or new home place. Bluff Dale is just 1 hour from Fort Worth and convenient to Glen Rose, Weatherford, Tolar, Granbury, and Stephenville. This development offers 2 lakes, a RV park, a play park, a walking trail, club house, and a sparkling community pool plus more. Children can now enjoy Bluff Dale schools all the way through high school. Come see what Bluff Dale and Mountain Lakes have to offer. **For additional information contact Paula Donaho at 254-485-3621.**



Property Highlights

- Price: \$69,900.00
- Acres: 12.18
- County: Erath



Paula Donaho
pauladonaho@gmail.com
254-485-3621
150 N. Harbin Dr.
Stephenville, TX 76401

12+ Scenic Acres in Mt. Lakes

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com

PaulaDonaho.com

Location

- [Mountain Lakes](#) in [Bluff Dale, TX](#)
- 1 ½ hours to DFW Airport
- [Bluff Dale ISD](#)

Property Features

- 12.18 Acres with Panoramic Views
- Amazing Views Outside the City Limits
- Upscale Subdivision
- Access to Mountain Lakes Community Amenities
 - 2 Private Lakes (1 Recreational & 1 Fishing)
 - Club House, Swimming Pool, & Pavilion
 - Parks, Playground, & Picnic Facilities
- HOA dues: \$295/year

Utilities

- Co-op Water
- Septic Required

Terrain

- Rolling Hills
- Wooded

Driving Directions

From Hwy 377 in Bluff Dale, take CR 172 south for approximately 3 miles see sign on left.



55 ft

72

91 ft

193 ft

172

124 ft

172

172

863 ft

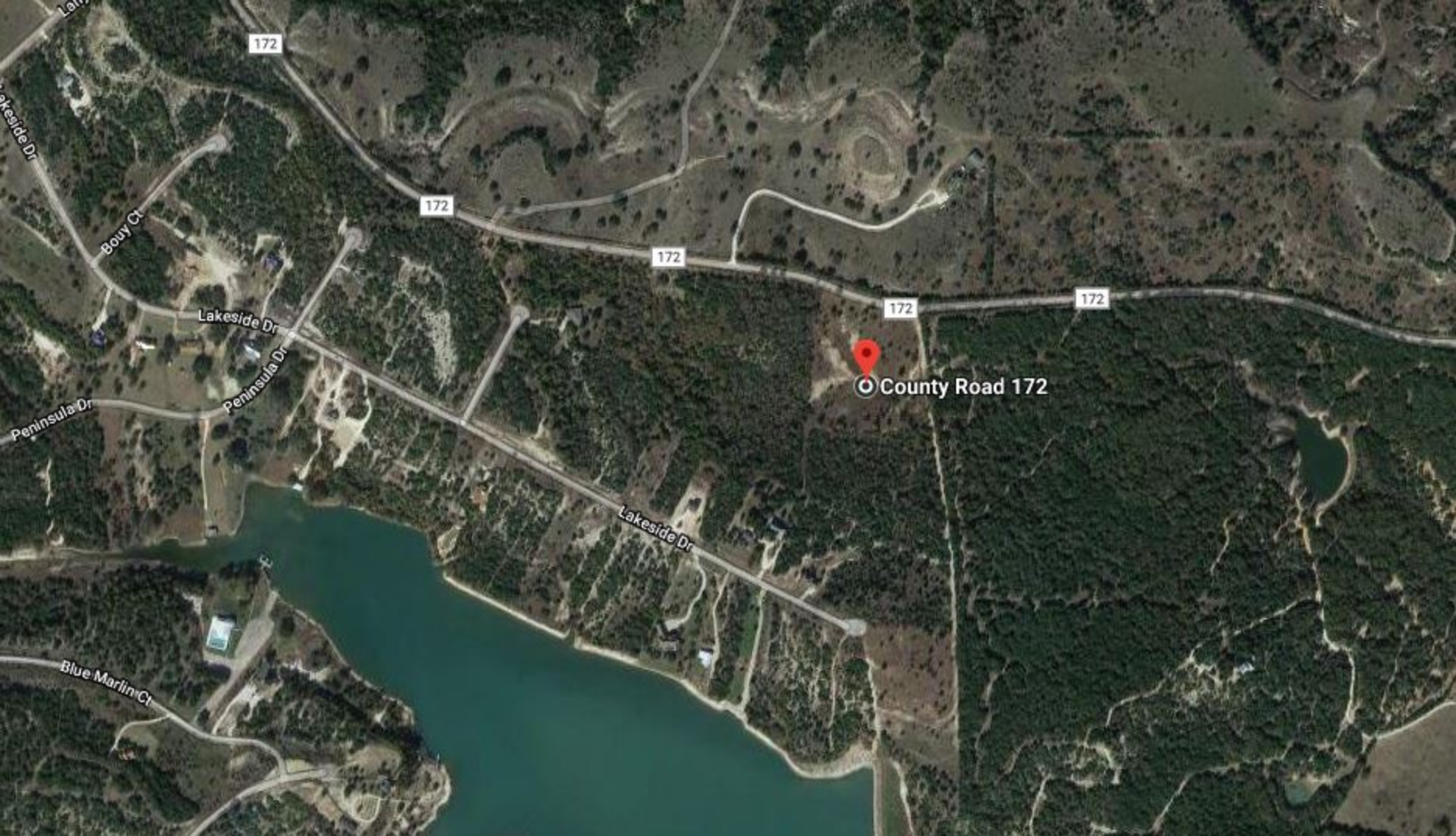
535806 sqft

1015 ft

550 ft

227 ft

133 ft



172

172

172

172

172

County Road 172

Lakeside Dr

Peninsula Dr

Lakeside Dr

Blue Marlin Ct

Bouy Ct

Cross Property Customer Full View

MLS#: 13333145 Active [2329 County Road 296](#) Dublin 76446 LP: \$568,000



Category:	Residential	Type:	RES-Farm/Ranch Orig LP:	\$568,000
Area:	78/3	Also for Lease:	N	
Subdv:	None	Lease MLS#:		Lst \$ / SqFt: \$250.77
County:	Erath	Lake Name:		
Parcel ID:	R000019691	Plan Dvlpmnt:		
Lot:	Block:	Legal:	79.07 Ac A0340 House & MH site	
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes: \$1,999

Bedrooms:	3	Tot Baths:	3.0	Liv Areas:	1	Stories:	1
Fireplaces:	1	Full Baths:	3	Dining Areas:	1	Pool:	No
Sec Sys:	No	Half Baths:	0				

SqFt:	2,265 / Tax	Yr Built:	1977 / Preowned
# Gar Spaces:	2	Garage Size:	20 x 20
# Carprt Spcs:	0	Cvrd Park:	2
Acres:	79.070	Lot Dimen:	
HOA:	None	HOA Dues:	

Accessory Unit: Accessory Unit Type:

School Dist:	Dublin ISD				
Elementary School:	Dublin	Middle School:	Dublin	High School:	Dublin

Kitchen:	11 x 13 / 1	Breakfast Bar	Dining Room:	12 x 12 / 1	
Breakfast Room:	8 x 10 / 1		Living Room:	26 x 20 / 1	Built-in Cabinets
Utility Room:	8 x 12 / 1	Built-in Cabinets, Dryer Hookup- Electric, Full Size W/D Area	Master Bedroom:	15 x 15 / 1	Walk-in Closets
Bedroom:	12 x 13 / 1	Walk-in Closets	Bedroom:	12 x 14 / 1	Walk-in Closets

Housing Type:	Farm/Ranch House, Single Detached	Fireplace Type:	Masonry Box
Style of House:	Contemporary/Modern	Kitchen Equipment:	Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Refrigerator
Lot Size/Acreage:	50 Acres to 100 Acres	Alarm/Security:	Fire/Smoke
Lot Description:	Acreage, Horses Permitted, Lrg. Backyard Grass, Pasture, Some Trees, Tank/ Pond	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Features:	Attached Grill, Covered Porch(es), Gardens	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Unknown	Energy Efficiency:	Ceiling Fans, Electric Water Heater
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Type of Fence:	Barbed Wire, Iron	Proposed Financing:	
Parking/Garage:	Attached, Side	Possession:	Negotiable
Street/Utilities:	Outside City Limits, Septic, Well	Showing:	Contact Agent
Interior Features:	Bay Windows, High Speed Internet Available, Water Softener		
Restrictions:	No Restrictions, None	Easements:	Utilities
Topography:		Crops/Grasses:	
Surface Rights:		Road Frontage:	
Present Use:		Exterior Buildings:	
Proposed Use:		Barn Information:	
Miscellaneous:			

Ranch Name:	Ranch Type:	Crop Retire Program:	\$ / Acre:
Residences:	Pasture Acres:	Aerial Photo Avl:	Barn 1 - Stalls/Size:
# Tanks/Ponds:	Cultivated Acres:	AG Exemption:	Barn 2 - Stalls/Size:
Barns:	Bottom Land Acres:	Land Leased:	Barn 3 - Stalls/Size:
Lakes:	Irrigated Acres:		Road Frontage:
	Wells:		

Property Description: 79.07 Acres, South of Stephenville @ Alexander, Impeccable brick 3 bedroom 3 bath 2 car garage main home with spacious living, WB fireplace, split bedrooms, total electric, porch across back of the home & sprinkler system. Two scenic tanks, beautiful live oak trees surrounding the home, pipe fenced yard plus a fenced garden spot. 5 stall Texas barn, 2 water wells & storage building. Second home is 4 bedroom, 2.5 bath, great for guest or rental.

Public Driving Directions: From Stephenville take FM914 drive past Hwy 6 and take CR 296 to the right. See sign on the left past the S curve. South of Stephenville @ Alexander

List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO
-------------------	-----------------------	------------------	--------------

MLS#: 13746595 Active [257 Private Road 871](#) Bluff Dale 76433 LP: \$926,000



Category: Residential Type: RES-Farm/Ranch Orig LP: \$926,000
Area: 78/4 Also for Lease: N
Subdv: None Lease MLS#: Lst \$ / SqFt: \$359.89
County: Erath Lake Name:
Parcel ID: R000019009 Plan Dvlpmnt:
Lot: Block: Legal: ACRES: 70.000 A0298 GILLEY JOHN; HOUSE .
Multi Prcl: Yes MUD Dst: No Unexempt Taxes: \$3,142

Bedrooms: 3 Tot Baths: 2.1 Liv Areas: 1 Stories: 1
Fireplaces: 2 Full Baths: 2 Dining Areas: 1 Pool: No
Sec Sys: No Half Baths: 1

SqFt: 2,573 / Appraiser Yr Built: 1980 / Preowned
Gar Spaces: 2 Garage Size: 21 x 21
Carprt Spcs: 2 Cvrdr Park: 4 Hdcp Am: No
Acres: 114.340 Lot Dimen: Will Subdiv: No
HOA: None HOA Dues: Accessory Unit: No Accessory Unit Type:

School Dist: Bluff Dale ISD
Elementary School: Bluffdale Middle School: Bluffdale High School: Bluffdale

Kitchen: 14 x 12 / 1 Breakfast Bar, Built-in Cabinets Living Room: 20 x 20 / 1 Built-in Cabinets
Dining Room: 12 x 13 / 1 Other: 28 x 11 / 1
Master Bedroom: 18 x 15 / 1 Fireplace in Master, Walk-in Closets Bedroom: 17 x 11 / 1 Split Bedrooms, Walk-in Closets
Bedroom: 14 x 11 / 1 Utility Room: 5 x 10 / 1 Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Sink in Utility, Washer Hookup

Housing Type: Farm/Ranch House, Single Detached
Style of House: Ranch, Traditional Fireplace Type: Stone, Wood Burning
Kitchen Equipment: Cooktop - Gas, Dishwasher, Oven-Electric, Plumbed For Gas in Kitchen, Refrigerator
Lot Size/Acreage: Over 100 Acres Alarm/Security: Smoke Detector
Lot Description: Acreage Flooring: Carpet, Ceramic Tile, Laminate
Exterior Features: Gazebo/Pergola Heating/Cooling: Additional Water Heater(s), Central Air-Elec, Central Heat-Gas, Propane, Zoned Ceiling Fans, Gas Water Heater, Storm Door(s)

Soil: Unknown Energy Efficiency: Green Features:
Construction: Rock/Stone Green Certification:
Foundation: Slab Handicap Amenities:
Roof: Composition Special Notes: Aerial Photo, Utility Easement
Backyard Pool Feat: Proposed Financing: Cash, Conventional, Federal Land Bank, Not Assumable
Type of Fence: Barbed Wire, Cross Fenced, Pipe Possession: Closing/Funding, Negotiable

Parking/Garage: Attached, Garage, Garage Door Opener, Side, Workbench Showing: Contact Agent
Street/Utilities: All Weather Road, Asphalt, Outside City Limits, Septic, Well
Interior Features: Bay Windows, Cable TV Available, High Speed Internet Available, Paneling, Vaulted Ceilings, Window Coverings

Restrictions: No Known Restriction(s) Easements: Utilities
Topography: Cleared, Rolling Crops/Grasses: Coastal Bermuda, Improved Pasture, Non Irrigated
Surface Rights: All Road Frontage: Asphalt, County
Present Use: Agriculture, Cattle, Grazing, Residential Single Exterior Buildings:
Proposed Use: Agriculture, Cattle, Equine, Grazing, Hunting/Fishing Barn Information: Hay Barn, Water to Barn
Miscellaneous: Corrals, Fenced for Cattle, Holding Pen, Other

Ranch Name: Ranch Type: Livestock \$ / Acre:
Residences: 1 Pasture Acres: Barn 1 - Stalls/Size:
Tanks/Ponds: 2 Cultivated Acres: Barn 2 - Stalls/Size:
Barns: 2 Bottom Land Acres: AG Exemption: Yes Barn 3 - Stalls/Size:
Lakes: Irrigated Acres: Land Leased: Yes Road Frontage:
Wells: 2

Property Description: 114+- scenic acres with move in ready 3 bedroom, 2.5 bath, 2 car garage with attached carport. Large living room with WB-FP, beamed ceiling and large picture window. Spacious kitchen with breakfast bar and plenty of storage, bonus room and fireplace in large master bedroom. Two large ponds, hay barn, outbuildings, large round training or riding pen, pipe fencing, perimeter and cross fencing, plenty of grazing with improved fields of coastal, cultivation and crop. On paved road in Bluff Dale, Texas within 1 hr of Fort Worth. Enjoy sitting under the sprawling gazebo while gazing at your livestock and beautiful scenery. 70 ac in Erath county and 44.34 in Hood County all contiguous.
Public Driving Directions: From US377 in Bluff Dale, take CR 172 aprox 3.3 mi. see property on left.

List Office Name: Dickerson Real Estate List Agent Name: PAULA DONAHO