

6 Acres with Hilltop Views

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



Property Address

860 Bluff View Drive
Bluff Dale, Texas 76433

Property Description

Majestic 6 acres with lots of character, stunning hilltop views, and abundant trees. This scenic property has elevation changes with many building possibilities - several levels to build on - and a bonus seasonal creek at the bottom. This development offers a first class fishing lake, recreational lake, clubhouse, community pool, park, RV park, walking trail, and more. Centrally located within 20 min of Glen Rose, Granbury, and Stephenville and just about an hour from Fort Worth. This is a very affordable community with HOA dues only \$295 a year so come and enjoy. The neighboring lot is also available to give an owner 12 scenic acres total if a buyer wants to purchase more land. **For additional information contact Paula Donaho at 254-485-3621.**



Property Highlights

- Price: \$25,000.00
- Acres: 6.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Residential Property



Paula Donaho
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254-485-3621
150 N. Harbin Dr.
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PaulaDonaho.com

Location

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

Property Features

- 6.01 Acres with Majestic Views Outside the City Limits
- Upscale Subdivision with 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

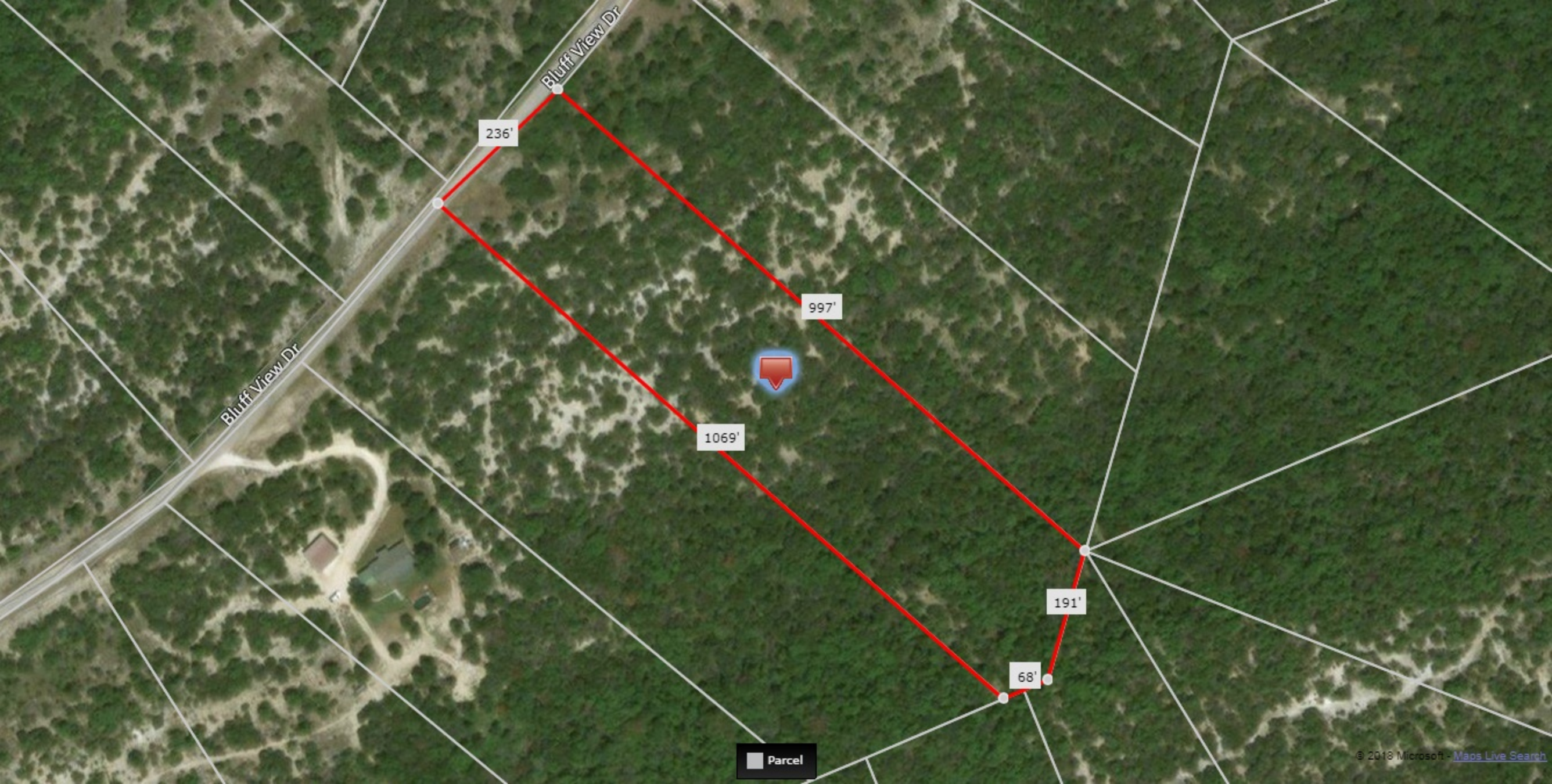
- Co-op Water
- Septic Required

Terrain

- Rolling Hills
- Wooded

Driving Directions

From Bluff Dale go south on FM 2481 (Holt St), then left onto Bluff View Dr. See 2nd Dickerson Real Estate sign on right 1st sign is 6 ac tract for sale.



Bluff View Dr

236'

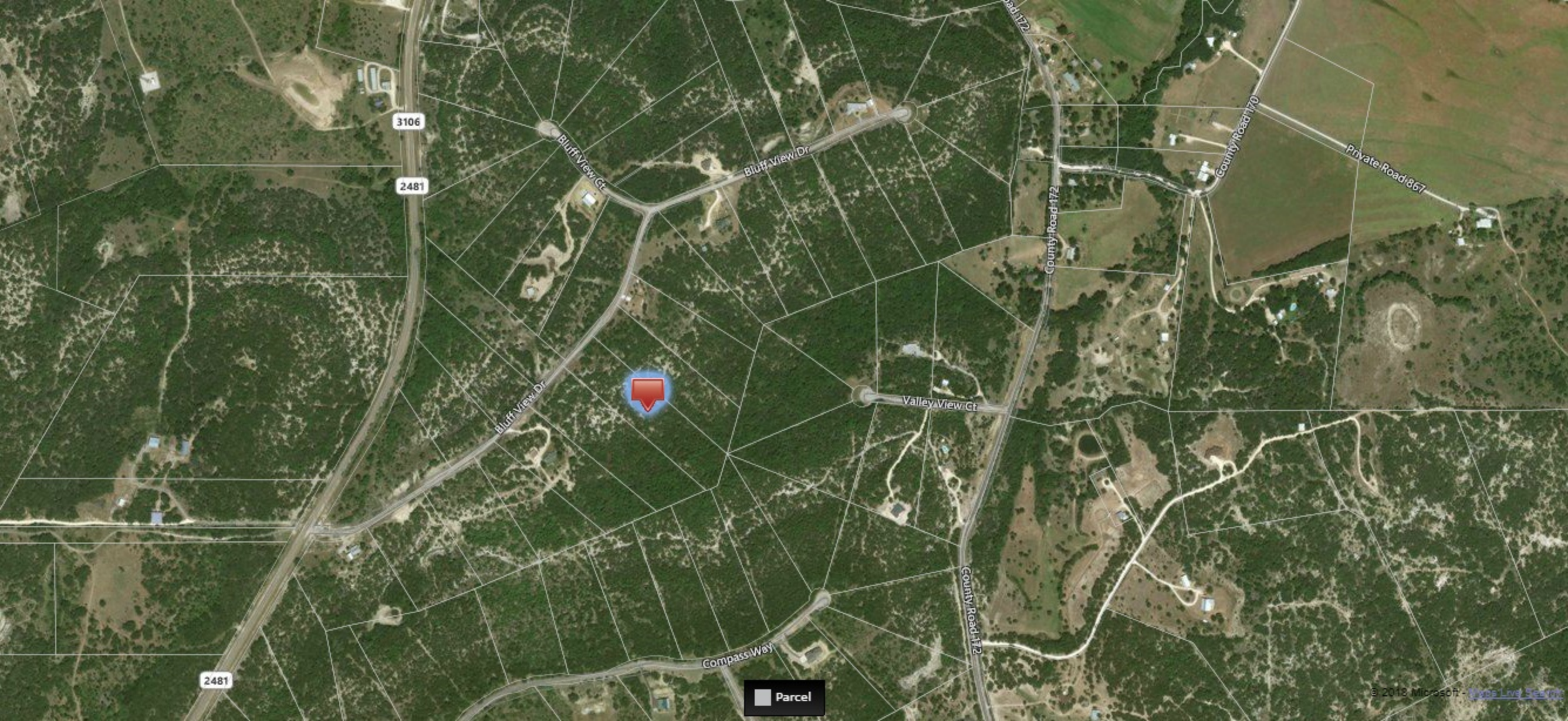
997'

1069'

191'

68'

Parcel



3106

2481

Bluff View Ct

Bluff View Dr

Bluff View Dr

Valley View Ct

County Road 172

County Road 170

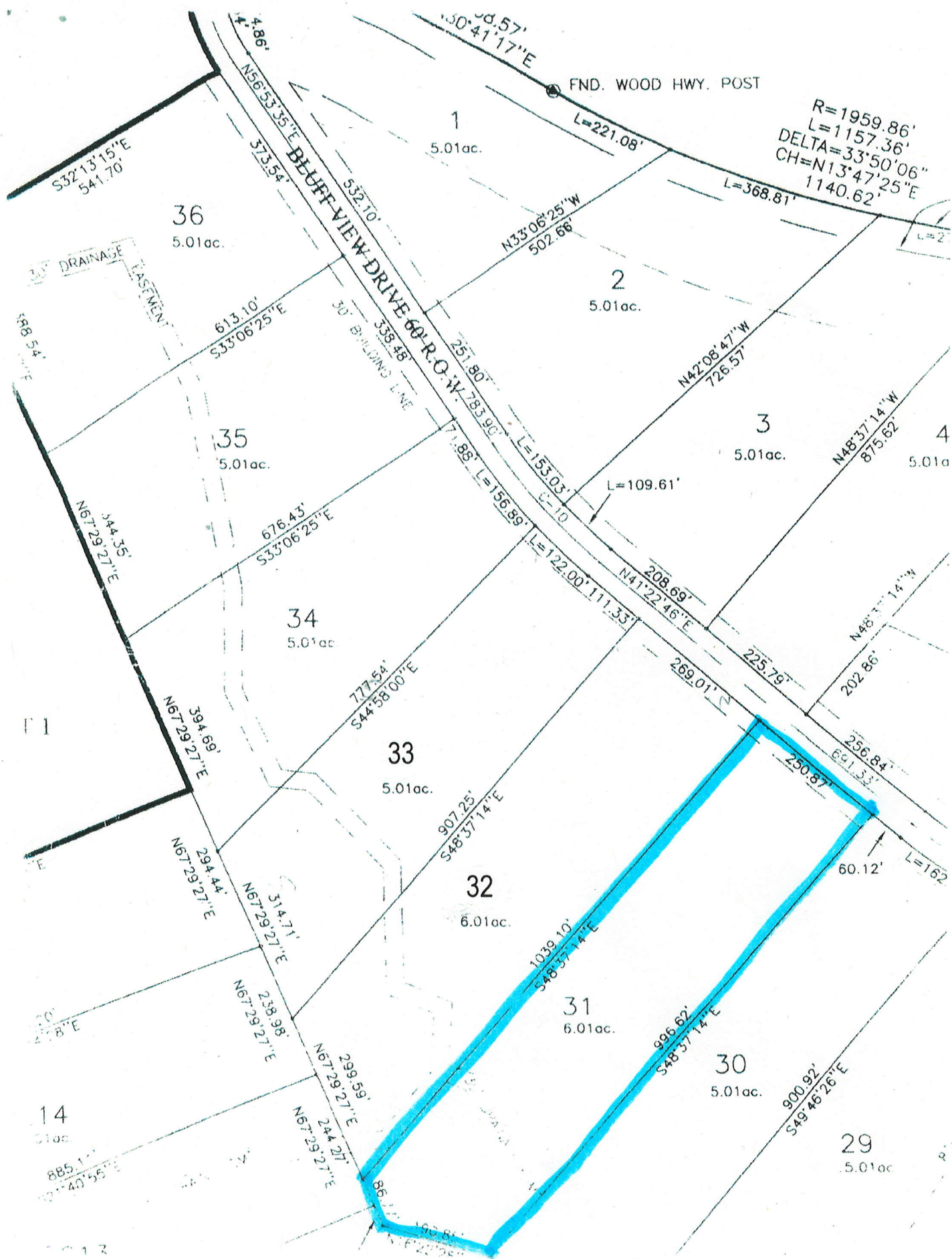
Private Road 867

County Road 172



Compass Way

2481

Parcel



Cross Property Customer Full View

MLS#: 13827161		N	Active	860 Bluff View DR		Bluff Dale	76433	LP:	\$25,000
	Category:	Lots & Acreage		Type:	LND-Residential		Orig LP:	\$25,000	
	Area:	78/4					\$ / Acre:	\$4,159.73	
	Subdv:	Mountain Lakes		Lake Name:					
	County:	Erath		Plan Dvlpmnt:					
	Parcel ID:	R000066749		Legal:	ACRES: 6.010 S6755 MOUNTAIN LAKES SECTI				
	Lot:	Block:		MUD Dst: No	Unexempt Taxes: \$472				
	Multi Prcl:	No							
	# of Lots:	1		Lots Sold Sep:			Lots Sld Pkg:		
	Road Frontage:	250		Feet to Road:			Road Asmt:	No	
	Land SqFt:	261,796 /		Lot Dimen:			\$/Lot SqFt:	\$.10	
Acre:	6.010		HOA Dues:	\$295 / Annual		Subdivided:	No		
HOA:	Mandatory					Will Subdiv:	No		
	Crop Retire Prog:	No		# Lakes:			Pasture Acres:		
	Land Leased:	No		# Ponds:			Cultivated Acres:		
	AG Exemption:	No		# Stock Tanks:			Bottom Land Acres:		
				# Wells:			Irrigated Acres:		
				# Wtr Meters:					
School Dist:	Bluff Dale ISD								
Elementary School:	Bluff Dale		Middle School:	Bluff Dale		High School:	Bluff Dale		
Lot Description:	Acreage, Creek, Heavily Treed, Subdivision			Restrictions:	Deed				
Lot Size/Acreage:	5 Acres to 9.99 Acres			Easements:	Drainage, Utilities				
Present Use:	Residential Single			Documents:	Aerial Photo, Plat Approved				
Proposed Use:	Residential Single			Type of Fence:	None				
Zoning Info:	Residential			Exterior Buildings:					
Development:	Plat Approved, Streets Installed			Barn Information:					
Street/Utilities:	All Weather Road, Asphalt, Co-op Water, Outside City Limits			Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Park, Private Lake/Pond, RV Parking				
Other Utilities:	Co-op Electric, Rural Water District, Septic System Required			HOA Includes:	Full Use of Facilities				
Topography:	Bottom, Steep, Varied			Miscellaneous:					
Road Frontage Desc:	Asphalt			Special Notes:	Aerial Photo, Deed Restrictions, Flowage Easement, Utility Easement				
Crops/Grasses:	Native			Proposed Financing:	Cash, Conventional, Federal Land Bank, Texas Vet				
Soil:	Unknown			Possession:	Closing/Funding				
Property Description:	Majestic 6 acres with lots of character, stunning hilltop views and abundant trees. Elevation changes with many building possibilities, several levels to build on and a bonus seasonal creek is down at the bottom. This development offers a first class fishing lake, recreational lake, clubhouse, community pool, park and RV park area with walking trail and more. Centrally located within 20 min of Glen Rose, Granbury and Stephenville and just about an hour from Fort Worth. This is a very affordable community with HOA dues only \$295 a year so come enjoy. The neighboring lot is also available to give an owner 12 scenic acres total if a buyer wants to purchase more land.								
Public Driving Directions:	From Bluff Dale take FM2481 (Holt St), then left onto Bluff View Dr. See 2nd Dickerson Real Estate sign on right. (1st sign is also 6 ac tract for sale)								
List Office Name:	Dickerson Real Estate				List Agent Name:	PAULA DONAHO			
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