

10+ Acre Scenic Homesite

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



Property Address

900 Compass Way
Bluff Dale, Texas 76433

Property Description

Come see this great 10 acre property with a great price and a terrific location!

The scenic property is near the front of the Mt. Lakes development in Bluff Dale, TX. The property has trees, elevation, gentle slope, seasonal creek, and a pond at the rear of the property. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, RV area, walking trail, garden coop, and more and is convenient to DFW, Granbury, Glen Rose, Weatherford, Stephenville, and Bluff Dale. Bluff Dale, Texas is a growing community with new schools coming for junior high and high school students. Good things are happening in this town that is approximately one hour from Fort Worth. **For additional information contact Paula Donaho at 254-485-3621.**

Location

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

Property Features

- 10.362 Acres in Scenic Mt. Lakes
- Trees, Rolling Terrain, Seasonal Creek, & Pond
- Amazing Views Outside City Limits
- Upscale Subdivision
- Co-op Water & Septic Required
- 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

Driving Directions

From Bluff Dale go south on FM 2481/Holt St. Turn left onto Mountain Lakes Blvd, then left onto Compass Way - see property on left. SOP

Property Highlights

- Price: \$50,000.00
- Acres: 10.36
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Recreational Property, Residential Property



Paula Donaho
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PaulaDonaho.com



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Cross Property Customer Full View

MLS#: **13935614**

Active

[900 Compass WAY](#)

Bluff Dale

76433

LP:

\$50,000



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$50,000
Area:	78/4			\$ / Acre:	\$4,825.32
Subdv:	Mountain Lakes Sec 1	Lake Name:			
County:	Erath	Plan Dvlpmnt:			
Parcel ID:	R000066936	Legal:	ACRES: 10.362 S6755 MOUNTAIN LAKES SECTI		
Lot: 218	Block:	MUD Dst:	No	Unexempt Taxes:	\$814
Multi Prcl:	No				

# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	No

Land SqFt:	451,369 /	Lot Dimen:		\$/Lot SqFt:	\$1.1
Acres:	10.362	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, Heavily Treed, Horses Permitted, Subdivision, Tank/ Pond	Restrictions:	Deed, Easement(s), No Mobile Home
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	Utilities
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved, Survey
Proposed Use:	Residential Single	Type of Fence:	None
Zoning Info:	Residential	Exterior Buildings:	
Development:	Plat Approved, Streets Installed, Utilities Installed	Barn Information:	
Street/Utilities:	All Weather Road, Asphalt, Co-op Water, Outside City Limits, Unincorporated	Common Features:	Boat Ramp, Campground, Club House, Community Dock, Community Pool, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, RV Parking
Other Utilities:	Co-op Electric, Phone Avail. On Site, Rural Water District	HOA Includes:	Full Use of Facilities, Maintenance of Common Areas
Topography:	Rolling	Miscellaneous:	
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Survey Available, Utility Easement
Crops/Grasses:	Native, Non Irrigated	Proposed Financing:	Cash, Conventional, Federal Land Bank, Texas Vet, VA
Soil:	Unknown	Possession:	Closing/Funding

Property Description: **10 acres, great property, great price, terrific location near front of development with trees, elevation, gentle slope, seasonal creek and pond at rear of property. Mountain Lakes provides a first class fishing lake, recreational lake, clubhouse, pool, park, and RV area, walking trail, garden coop and more. Convenient to DFW, Granbury, Glen Rose, Weatherford and Stephenville. Bluff Dale, Texas is a growing community with new schools coming for Jr high and high school children, upgrades to elementary. Good things are happening in this town that is approx 1 hr from Fort Worth.**

Public Driving Directions: **From FM2481 take left onto Mountain Lakes Blvd then left on Compass Way, see property on left. See Dickerson Real Estate sign.**

List Office Name: **Dickerson Real Estate**

List Agent Name: **PAULA DONAHO**

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