

Cross Property Agent 360 Property View

0000 CR 181, Sidney, Texas 76474

Listing

MLS#: 14430765 N	Active	0000 CR 181	Sidney	76474	LP:	\$120,000
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Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$120,000
Area:	81/2			\$ / Acre:	\$6,000.00
Subdv:	none	Lake Name:			
County:	Comanche	Plan Dvlpmnt:			
Country:	United States	Legal:			
Parcel ID:	00000	MUD Dst:	No	Unexempt Taxes:	
Lot:	Block:				
Multi Prcl:	No				

# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	

Land SqFt:	871,200 /	Appraiser Name:		\$/Lot SqFt:	\$14
Acres:	20.000	Lot Dimen:		Subdivided:	
HOA:	None	HOA Dues:		Will Subdiv:	No
HOA Co:		HOA Co. Phone:		Senior Community Y/N:	

Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:	No	# Tanks/Ponds:		Cultivated Acres:	
AG Exemption:	Yes	# Wells:		Bottom Land Acres:	
		# Wtr Meters:		Irrigated Acres:	

[Transaction Desk](#)Recent: **09/09/2020 : NEW**

School Dist:	Sidney ISD	Middle School:	Sidney	High School:	Sidney
Elementary School:	Sidney				

Lot Description:	Acreage, Horses Permitted, Some Trees	Restrictions:	Easement(s), Pipeline
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	Electric, Utilities
Present Use:	Agriculture, Cattle, Grazing, Hunting/Fishing	Documents:	
Zoning Info:	Agricultural	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	Overhead Utilities	Common Features:	
Other Utilities:	Co-op Electric	HOA Includes:	
Road Frontage Desc:	County	Special Notes:	
Soil:		Possession:	Closing/Funding

Property Description: **This is a nice 20 acre tract of land in Comanche County, between Sidney and May. This property would be perfect for Horses or cattle as it is mostly coastal grass and a few trees along the boundary lines. Plenty of wildlife in the area. Possible site for a pond also. This would make a great home site in the Country on a quiet County Road, not far off a Paved Highway. More land can be bought, up to 80 acres. see map of tracts in documents.**

Public Driving Directions: **West from Sidney on FM 1689 towards May, about 8 miles to CR 181, North on CR 181 about half a mile to property on the Right, look for sign at gate.**

Private Remarks:

SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 0	DOM: 0	LD: 09/09/2020	XD: 03/09/2021
LO:	TXCR01WF Texas Country Real Estate (325) 647-1309			Fax:		Off Website:	www.texascountryre.com
LO Addr:	108 Mitch Ct. Boyd, TX 76023			Office Email:	cherylpfingsten4@gmail.com	Brk Lic#:	0481894
LA:	0516718 Roy Pfingsten (325) 647-4818			Fax:		Off Supervisor:	Cheryl Pfingste
LA Cell:	(325) 647-4818			LA Other:		Off Supervisor License#:	0481894
LA Email:	roypfingsten4@gmail.com			LA Website:		Off Supervisor Phone#:	
LA 2:				LA 2 Contact:			
Pref Title Co:				Location:			

Call:		Appt:		Owner Name:	Wetzel
Keybox #:	0000	Keybox Type:	None	Seller Type:	Individual(s)
Show Instr:	Call agent for showing instructions.			Occupancy:	



Prepared By: Roy Pfingsten / Texas Country Real Estate on 2020-09-09 13:34

Parcel Map



Boundary Stream, Intermittent River/Creek Water Body Water Wells

