


Cross Property Customer Full View

MLS#: 14484191	Active	Blue Marlin	Bluff Dale	76433	LP:	\$14,000
	Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$14,000
	Area:	78/4			\$ / Acre:	\$13,806.71
	Subdv:	Mountain Lakes	Lake Name:			
	County:	Erath	Plan Dvlpmnt:			
	Parcel ID:	R000067683	Legal:	ACRES: 1.014 S6760 MOUNTAIN LAKES SECTION	Unexempt Taxes:	\$241
	Lot: 621	Block: SEC III	MUD Dst:	No		
	Multi Prcl:	No				
	# of Lots:	1	Lots Sold Sep:		Lots Sld Pkg:	
	Road Frontage:		Feet to Road:		Road Asmt:	No
	Land SqFt:	44,170 /	Acres:	1.014	\$/Lot SqFt:	\$.32
	Lot Dimen:		HOA Dues:	\$295 / Annual	Subdivided:	No
	HOA:	Mandatory			Will Subdiv:	No
					Senior Community Y/N:	
	Crop Retire Prog:		# Lakes:		Pasture Acres:	
	Land Leased:		# 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, Some Trees, Subdivision	Restrictions:	Deed, No Mobile Home			
Lot Size/Acreage:	1 Acre to 2.99 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, Utilities 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, Playground, Private Lake/Pond Full Use of Facilities, Maintenance of Common Areas			
Other Utilities:	Co-op Electric, Electric, Septic System Required	HOA Includes:				
Topography:	Level, Rolling	Miscellaneous:				
Road Frontage Desc:	Asphalt	Special Notes:	Deed Restrictions			
Crops/Grasses:	Hardwood Timber, Native, Softwood Timber	Proposed Financing:	Cash, Conventional, Texas Vet			
Soil:	Unknown	Possession:	Closing/Funding			
Property Description:	Build your home, or purchase and enjoy the amenities Mountain Lakes has to offer. Great location within minutes of the approx 100 ac recreational lake, boat ramp, dock, community swimming pool and play park. The RV park, storage and exercise park are just the opposite direction and also within minutes, the fishing lake is ready for your small boat and the fish are moving. This is a great get away so bring the RV for the weekend and stay at the park or build when you are ready. About 45 minutes from Fort Worth, minutes to Glen Rose, Granbury or Stephenville.					
Public Driving Directions:	From US377, turn on to FM2481, turn left on Mountain Lakes Blvd, right on Compass Way, left on Beacon Lake, left at Skyline, turn right at curve; see property on the right.					
List Office Name:	DONAHO REAL ESTATE GROUP	List Agent Name:	PAULA DONAHO			

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Cross Property Agent 360 Property View

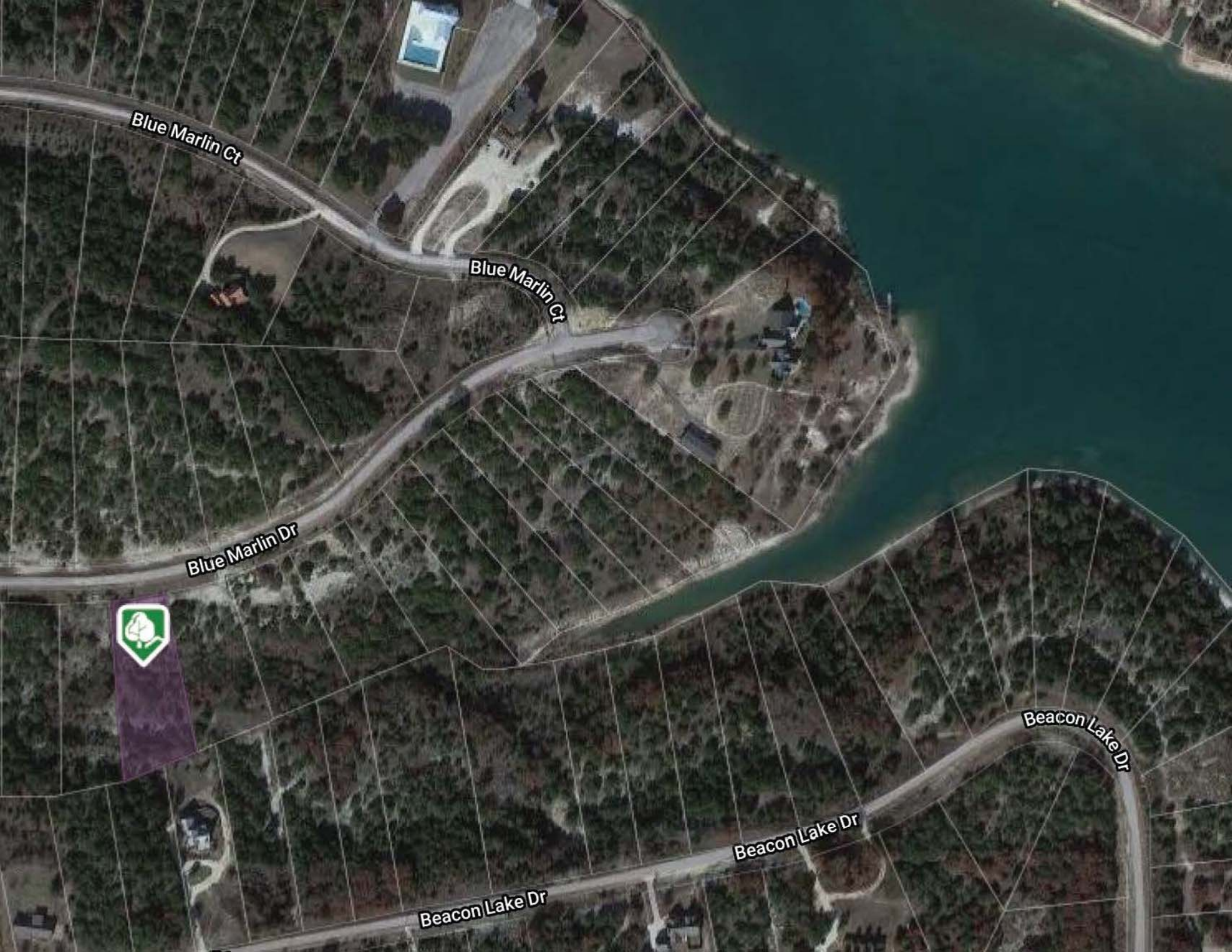
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Photos





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Blue Marlin Ct

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Blue Marlin Dr



Beacon Lake Dr

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