



LAND-RESIDENTIAL

ACREAGE WITH SANDY SOIL AND MATURE OAK TREES

HIDDEN RANCH LANE – PERRIN, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

WilliamTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Looking for acreage with fabulous sandy loam soil and mature oak trees? Look no further!!! This brand new subdivision with paved road offers great seclusion, and convenient location. Lots can be left heavily treed, providing great habitat for wildlife, or can be cleared to make fabulous ranchettes for all types of livestock and horses. Build your dream home or barndominium and enjoy the country life! A total of 11 ten-acre ranchette tracts are available, and they can be combined if you want more than 10 acres.

LOCATION

CITY Perrin

County Jack

Schools Perrin-Whitt ISD

Driving Directions Heading West on 199 turn left on FM 2210.
Property will be a few miles down on the right.

SUBDIVIDE INFO - 110 acres

LOT 2 - 10 ACRES - \$165,000

LOT 3 - 10 ACRES - \$155,000

LOT 4 - 10 ACRES - \$170,000

LOT 5 - 10 ACRES - \$155,000

LOT 8 - 10 ACRES - \$165,000

LOT 9 - 10 ACRES - \$165,000

LOT 10 - 10 ACRES - \$165,000

LOT 11 - 10 ACRES - \$160,000

LISTING PRESENTED BY:



WilliamsTrew★
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

STEPHEN REICH

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PARKER COUNTY OFFICE

405 S. FM 1187, STE. 400

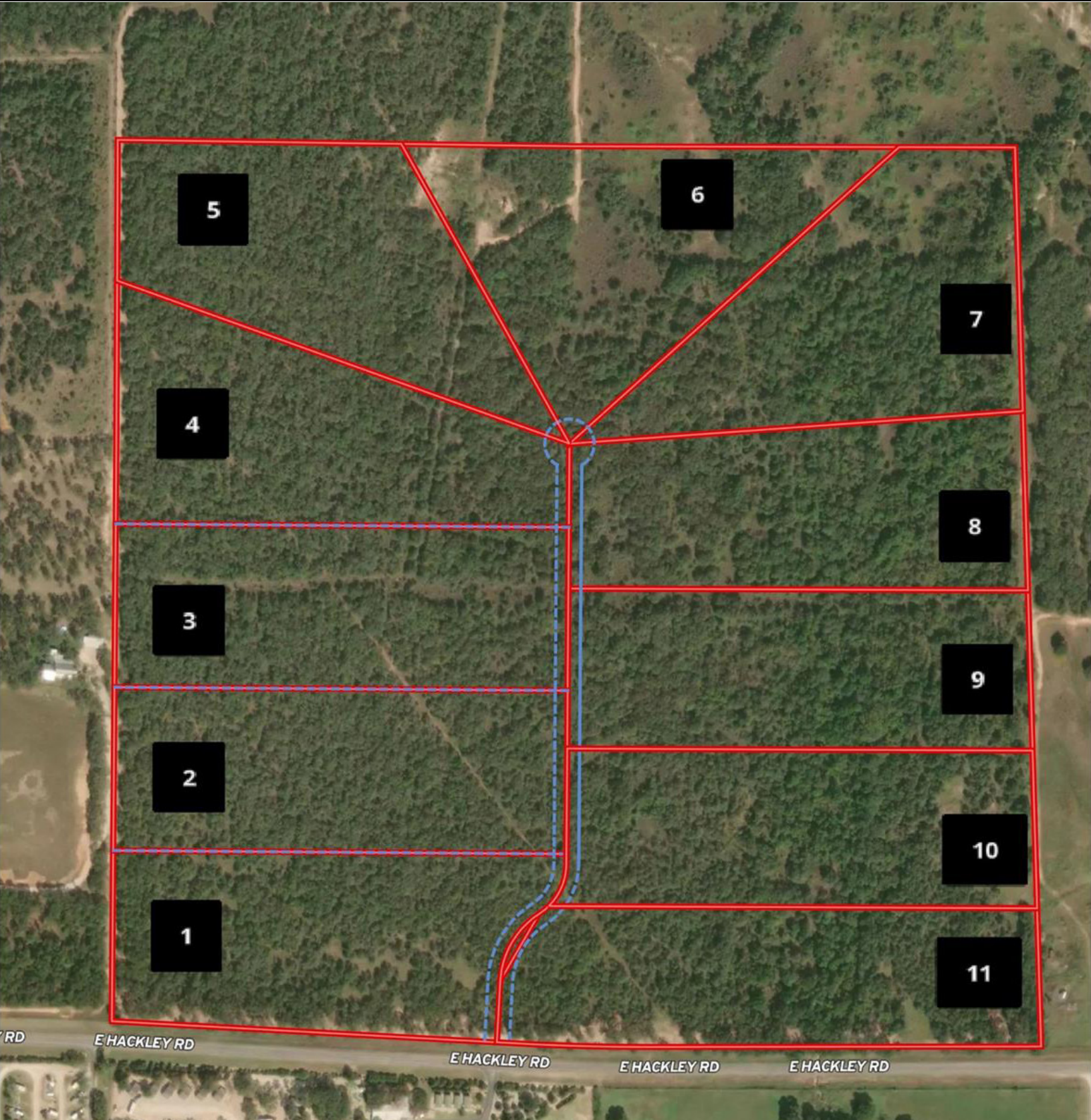
ALEDO, TX 76089

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

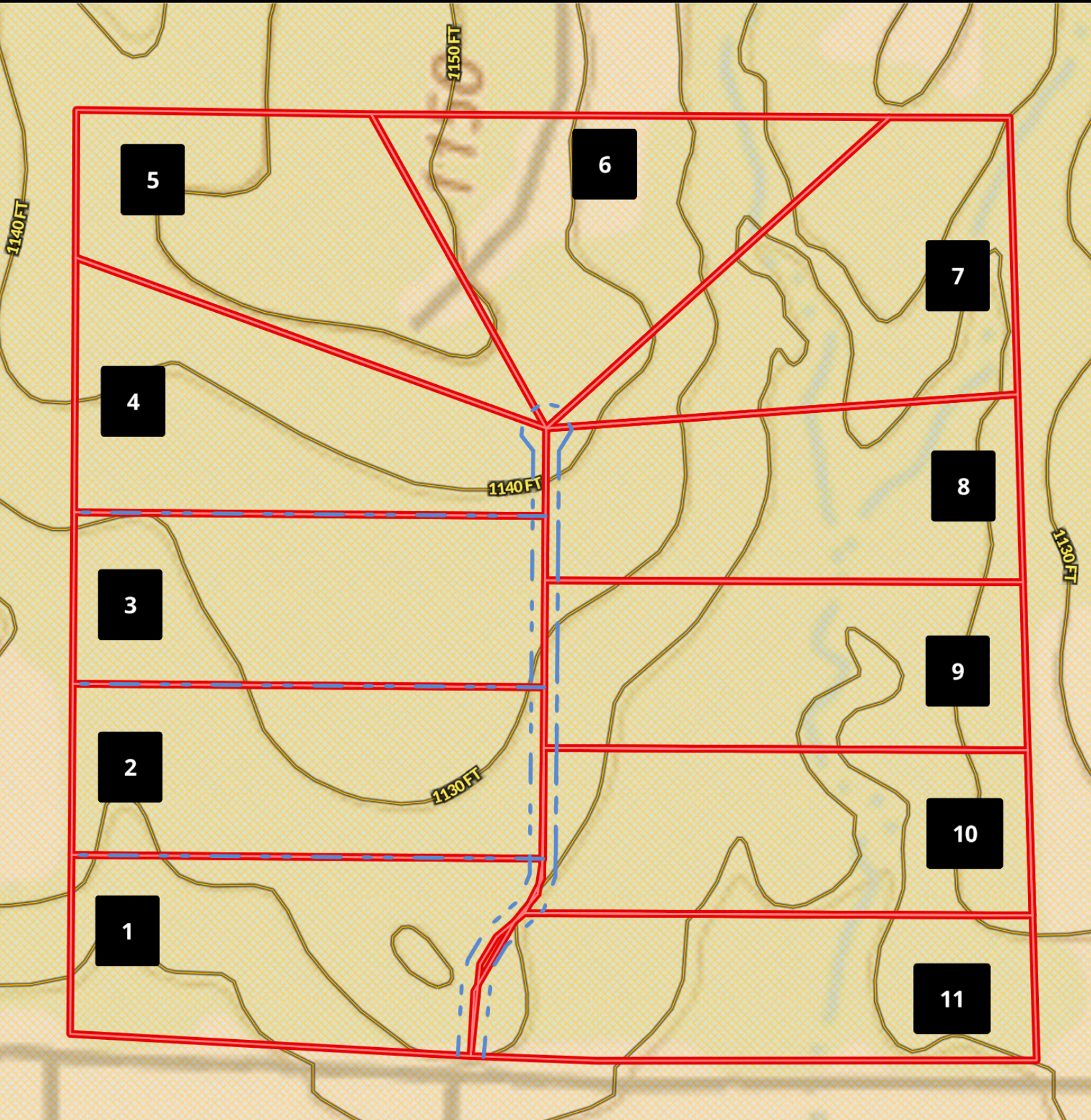
PROPERTY PHOTOS



AERIAL



CONTOUR LINES & FLOODPLAIN



PROPOSED DEED RESTRICTIONS

1. No Commercial Activity other than ordinary farm and ranch operations.
2. No Dog Kennels, Hog or Swine Farming, Chicken or Turkey Farms, or Feed Lots other than Animals for PERSONAL Use. Laying chickens are allowed, however there shall be no roosters. Owners are allowed to have 2 large animals per owned acre.
3. No Excavation for Sand, Gravel or Rocks other than for Personal Use on Owners Land to Landscape, Build Home and Outbuildings or Pond Construction etc.
4. No Wrecking Yards or Storage of Inoperable Equipment, any inoperable Vehicles or Equipment must be stored inside a Building.
5. No Manufactured Homes or Mobile Homes allowed. No occupied RVs other than during the construction process of the main dwelling.
6. No Subdivision of Tract.
7. No Activity that would pose a Noise Pollution Problem for Neighbors.
8. No Noxious or Offensive Activity shall be carried on upon any Tract or within any Portion of the Property, nor shall anything be done Thereon which may be or become an Annoyance or Nuisance to the Neighborhood.
9. Barns, Stables, Storage Buildings and other Outbuildings and Fences must be Constructed ON SITE and of new Materials, with the exception of the use of oil field pipe. They shall be constructed in a skilled Workmanlike Manner. Perimeter Fences must be of "See Thru" Material such as Net Wire, Barbed/Barbless Wire or a combination of. All construction must be completed within 12 months of construction starting.
10. No Accumulation of Debris, Refuse, Trash, Hazardous Materials or Junk may be placed on or stored on the Property.

PROPOSED DEED RESTRICTIONS

13. Up to One (1) Secondary Dwelling (such as Guest Home, Mother in Law Home) Constructed on Site is Permissible.
14. Residences must consist of a Minimum of 30% Masonry (such as Brick, Stone, Stucco). Barndominiums are allowed, so long as they have a 30% masonry veneer.
15. All buildings shall be set back 75 feet from the edge of the road right of way. All structures shall also be 20 feet set back from each side line. This does not pertain to fences. Fences may be built on the boundary line.
16. All Improvements shall be Constructed with Proper Permits from Jack County, Texas (especially concerning Septic Systems, Water Systems etc.)
17. Any/All Restrictions or Covenants may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land. In the Event an Owner(s) Violate any of the Restrictions, said Owner shall be given 30 Days written Notice to correct the Violation(s). In the Event said Violations are not corrected and a Lawsuit is brought against Owner(s) who Violate the Restriction(s) Violators shall be responsible for ALL Court Costs and Attorney Fees. This document may be amended by an instrument signed by not less than 67% of lot owners.