

MLS #: A88849A (Active) List Price: \$399,000 (16 Hits)

2992 -- Elm Springs Trl Menard, TX 76859



Type: Ranch Land, Rural Subdivision
Best Use: Residential, Recreational
Topography: Gently Rolling, Partially Wooded, Open
Surface Cover: Wooded/Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #: 21

Original List Price: \$399,000
Area: County-Southeast
Subdivision: Elm Springs
County: Menard
School District: Menard
Distance From City: 16-20 miles
Property Size Range: 11-25 Acres
Apx Tract Size: 20.48
Apx Acreage: 20.4800
Seller's Est Tax: 3327.00
Showing Instructions: Call LO Appointment, Call LA Appointment, Gate Locked-Combo
Days on Market: 2

Tax Exemptions: Ag **CAD Property ID #:** 37026, 135638 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Service
HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:**Documents on File:** Survey/Plat, Deed Restrictions, Aerial Photo, Well Log, Septic Permit

Land		
Leases	Grazing	Cropland
Rangeland/Pasture		Fenced

Water: Well
Sewer: Septic Tank
Utilities: PEC Electric On Property, Other
Access/Location: State Farm/Ranch Rd, Gravel Road
Minerals: Conveys All Owned

Improvements: House, Corrals, Storage Building, Other-See Remarks
Misc Search: Livestock Permitted
Surface Water: Wet Weather Creek
Fence: Wire, Game Fence, Partial

Sub Agent %: 0 **Buyer Agent %:** 3.00 **Sub Agency Non-MLS Fee:** **Buyer Agency Non-MLS Fee:**
TrmsFin: Cash, Conventional, FHA, VA Loan, Assumable **Possessn:** Closing/Funding **Var Rate:** No **Excl Agy:** No
Title Company: Menard County Title & Abstract **Attorney:** **Refer to MLS#:**

Location/Directions: Located approx. 19 miles SE of Menard, 30 miles N of Junction and 36 miles W of Mason, TX on FM 1773.**Owner:** Victor and Allison Manrique**Legal Description:** 20.48 acres of land, Tract 21, Elm Springs Ranch MH ON P-37026**Instructions:** Shown by appointment only. Contact listing office to schedule.

Public Remarks: Sustainable country living or getaway- this 20.48 acre retreat features ready to go improvements on one of the prettiest tracts in Elm Springs Ranch. 2021 Palm Harbor home is stylish and spacious (4/2 2432 sq ft) with huge living room, den, kitchen, dining, master BR suite plus 2 utility rooms. The land is a great mix of big live oaks, open pasture, 2 creek features, pond and brush habitat for wildlife. Private water well with 2500 gallon storage tank. Underground electric to house and an RV hookup station. Fenced back yard, beautiful established garden, small animal and chicken pens.

Agent Remarks: One of the few tracts in Elm Springs Ranch with it's own water well (11 GPM drilled), equipped with submersible pump. Earthen pond is dug but needs more dirt work. Elm creek traverses front of the property which was recently cleared. Gravel entrance road and driveway.

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
Office Broker's Lic #: 0233410

Listing Office: Lehmborg Realty (#:94)
Main: (325) 347-5360
Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Will Lehmborg (#:7)
Agent Email: will@lehmborgrealty.com
Contact #: (325) 347-5360
License Number: 0657358

Information Herein Deemed Reliable but Not Guaranteed
 © Central Hill Country Board of REALTORS® Inc., 2007