

MLS #: A108485A (Active) List Price: \$390,000**00A Alysa Ln Waxahachie, TX 75167**

Type & Style: Other
Acreage Range: 6-10
Bedrooms: 0
Full Baths: 0
Half Baths: 0
Square Footage: 0
Source SqFt: NA
Year Built: 0

Tax GEO #: 99.1147.000.035.00.112
GPS Coordinates: 32.3185, -96.9352
School District: Waxahachie ISD
County: Ellis
Location: WAXAHACHIE
In Subdivision: No
Lake Name:
Documents Uploaded: No

Apx Lot Size: 10.26 Acres**Legal:** Part of 1147 J WILLSHIRE 10.26 ACRES**Lot Description:** Acreage, Shade Trees, Pasture, Wooded

Platted WF/Ft:	Frontage: 166	# Acres: 10.26	\$/Acre:
Breakfast:	F/LD:	Garage:	Ext:
Ponds: No	Barns: Yes	Sheds: No	
Irrig: No	2nd House:	Pasture: 90	Crop:
Wood: 10	Flood:	Mn/Tbr Owned: All	Mn/Tbr Res:
Leases:	Years:	Survey:	
Assumable:	N/L:	Owner Financing: No	
Ag/Ex: Yes	POA: No	POA Dues/Yr:	Mandatory: No
Restriction Details: Deed			

Stock Farm: Improved for Horses**Crop Farm:****Neighborhood Amenities:** Near Lake**On Site Rec Facilities:****Improvements:** None**Topo/Road/Soil:** Flat, Rolling**Interior Features:** None**Exterior Features:** None

Exterior Construction: Other
Foundation: Other
Roof: Other
Heating: None
Cooling: None
Water: Mudd
Sewer: Community Sewer

Appliances: None
Additional Features:
Garage/Carport: Workshop
Fence: Wire
Pool: No

Exclusions:**Directions:** From 135, Take FM 66 six miles to (L) on Alysa. One mile down on right side.

Remarks: Fantastic opportunity in an established area with upscale county homes. This 10.26-acre property boasts over 166 feet of road frontage, making it an ideal spot to build your dream home with plenty of space. The location features wide, paved streets and easy access to I-35. Bring your building plans and make this breathtaking piece of Texas yours! The property is absolutely stunning, offering a mix of open pasture and trees, perfect for quiet country living in Ellis County. Just minutes from Historic Downtown Waxahachie, shopping, and city conveniences, this property lies just outside the city limits, so you won't have to pay city taxes. It's an idyllic setting for home building, with electricity and city water available. The property also benefits from an agricultural exemption. Don't miss out on this incredible chance—it won't be available for long!

Agent Remarks:**Additional Remarks:**

Owner: Tran Micah	Occupied: Yes
Exclusive Agency: Yes	Scale: No
Finance: Cash, Conventional, FHA, VA Loan, USDA	Possession: Negotiable
Showing Instructions: Showing Time	
Display on Internet: Yes	Display Address: Yes
Days on Market: 1	Original List Price: \$390,000
Listing Agent Supervisor: Sherry Price	Allow AVM: No
Realtor Team: Yes	Allow Comments: No
Coming Soon End Date:	Option Expire Date:
	Lc#: 0562555
Listing Agent Supervisor Phone: 972-772-7000	
Team Name: Valerie Bahm's Land & Water Team	

Listing Office: Keller Williams Realty - Cedar Creek Lake Properties
 (#311)
Main: (903) 910-3400
Fax:
Mail Address 1: 1907 W. Main St.
Mail City: Gun Barrel City
Mail State: TX
Mail Zip Code: 75156

Listing Agent: Valerie Bahm (#167)
License Number: 0629769
Agent Email: valeriebahm@gmail.com
Contact #: (903) 386-6064

