

MLS# 11098927 **Active** [Lot 14 E Bluff Lane](#) BROCK* 76087 LP: \$69,000



Category: Lots & Acreage **Type:** Residential **Orig LP:** \$79,000
Area: 150*/1 **Map:** PH/0026/Q **Low:**
Subdv: Stephens Bluff **\$/Acre:** \$ 49285.00
County: Parker **Plan Dev:**
Parcel ID: 1791800201400 **Legal:** Acres: 1.400 Lot: 14 Subd: Ste
Lot: 14* **Blk:** MUD Dst: No **MultiParcel:** **Unexempt Taxes:** \$

of Lots: 1 **Lots Sold Sep:** 1 **Lots Sold Pkg:**
Road Frontage: **Feet to Road:** **Rd Asmt:**

Land SqFt: 60,984 / Tax **\$/Lot SqFt:** \$ 1.13 **Subdivided:**
Acres: 1.400 **LotDim:** **Will Subdivide:** No
Media: [10](#) / 0 / [1](#) **PAR:** Y **HOA:** Mandatory **HOA Dues:** \$500/Annual

Click on Image for More Options

School District: BROCK ISD

Bus: **Type:** E **Name:** BROCK
Bus: **Type:** M **Name:** BROCK
Bus: **Type:** H **Name:** BROCK
Bus: **Type:** **Name:**

Crop Retire Prog:
Land Leased:
AG Exemption: No

Lakes: 1
Ponds:
Stock Tanks:
Wells:
Wtr Meters:

Pasture Acres:
Cultivated Acres:
Bottom Land Acres:
Irrigated Acres:

Lot Description	Equine	Other Utilities	Development	Special Notes
Heavily Treed	Hunting/Fishing	Electric	No Mobile Home	Deed Restrictions
Horses Permitted	Residential Single	Septic System Required	Easements	Assumption Info
Subdivision	Resort	Water Tap Fee Paid	Utilities	Not Assumable
Water/Lake Front	Zoning Info	Topography	Type of Fence	Possession
Water/Lake View	Residential	Varied	None	Closing/Funding
Lot Size/Acreage	Development	Road Frontage Desc	Common Features	Showing
1 Acre to 2.99 Acres	Plat Approved	Asphalt	Gated Entrance	Centralized Showing Service
Present Use	Streets Installed	Crops/Grasses	Park	
Equine	Utilities Installed	Native	Private Lake/Pond	
Hunting/Fishing	Street/Utilities	Soil	Other	
Residential Single	Co-op Water	Unknown	HOA Includes	
Resort	Septic	Restrictions	Exterior Maintenance	
Proposed Use	Underground Utilities	Animals	Partial Use of Facilities	

Property Description: Beautiful heavy treed lot overlooking 7ac lake stocked with Florida black bass. Large area on lot to build a beautiful home. Large landscaping rocks with trees going down the hill to the lake. View of covered picnic pavilion in HOA common area with fishing pier. Other picnic common areas on the Brazos River.

Directions: From I20, exit 397, S on Fm 1189 to Brock. R on Grindstone, L on Lazy Bnd. 3.5M to Dude Ln, S to stacked rock gated entrance, L then L at road T to lot 14.

LO: CEJF17WF CENTURY 21 JUDGE FITE COMPANY

LA: 0505097 TODD LIMBOCKER

Prepared By: [DEBRA LIMBOCKER](#) / CENTURY 21 JUDGE FITE COMPANY

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