

MLS# 10949774 **Active** [Tr. 4 W Bluff LN](#) BROCK 76066 LP: \$115,000



Category: Lots & Acreage **Type:** Residential **Orig LP:** \$160,000
Area: 150/1 **Map:** PH/0026/Q **Low:**
Subdv: Stephens Bluff **\$/Acre:** \$ 33169.00
County: Parker **Plan Dev:**
Parcel ID: 17918.001.004.00 **Legal:**
Lot: 4 **Blk:** MUD **Dst:** No **MultiParcel:** No **Unexempt Taxes:** \$

of Lots: 1 **Lots Sold Sep:** **Lots Sold Pkg:**
Road Frontage: 268 **Feet to Road:** **Rd Asmt:**

Land SqFt: **\$/Lot SqFt:** \$ 0.00 **Subdivided:**
Acres: 3.467 **LotDim:** 268X609X202X721 **Will Subdivide:** No
Media: [10](#) / [3](#) / 0 **PAR:** Y **HOA:** Mandatory **HOA Dues:** \$500/Annual

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School District: BROCK ISD **Crop Retire Prog:** No **# Lakes:** **Pasture Acres:**
Bus: Type: E **Name:** BROCK **Land Leased:** No **# Ponds:** **Cultivated Acres:**
Bus: Type: M **Name:** BROCK **AG Exemption:** No **# Stock Tanks:** **Bottom Land Acres:**
Bus: Type: H **Name:** BROCK **# Wells:** **Irrigated Acres:**
Bus: Type: **Name:** **# Wtr Meters:**

Lot Description	Proposed Use	Electric	Easements	Not Assumable
Heavily Treed	Equine	Septic System Required	Utilities	Possession
Horses Permitted	Hunting/Fishing	Water Tap Fee Paid	Documents	Closing/Funding
Pasture	Residential Single	Topography	Survey	Showing
River Front	Resort	Varied	Topo Maps	Centralized Showing Service
Subdivision	Zoning Info	Road Frontage Desc	Common Features	Sign on Lot
Water/Lake Front	Residential	Asphalt	Gated Entrance	
Water/Lake View	Development	Crops/Grasses	Park	
Lot Size/Acreage	Plat Approved	Native	Other	
3 Acres to 4.99 Acres	Streets Installed	Soil	HOA Includes	
Present Use	Utilities Installed	Sandy Loam	Exterior Maintenance	
Equine	Street/Utilities	Restrictions	Partial Use of Facilities	
Hunting/Fishing	Co-op Water	Animals	Special Notes	
Residential Single	Underground Utilities	Development	Deed Restrictions	
Resort	Other Utilities	No Mobile Home	Assumption Info	

Property Description: High bluff lot with large area for a homesite. Gorgeous live oak, as shown in main picture, as well as many other trees and great views of the Brazos River. River access is from the lot itself or the HOA common area at the end of W. Bluff Rd. Covered picnic pavilion in the HOA common area. Lower elevations did not flood during Spring 2007 rains. Water tap fee included.

Directions: From I-20 go S on FM 1189 to Brock, R on Grindstone, L on Lazy Bend, L on Dude Ln. to stacked rock gated entrance. Go straight to Tract 4.

LO: CEJF17WF CENTURY 21 JUDGE FITE COMPANY **LA:** 0505097 TODD LIMBOCKER

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