

MLS# 10949778      **Active**      [Tr. 5 E 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:** \$ 39142.00  
**County:** Parker      **Plan Dev:**  
**Parcel ID:** 17918.001.005.00      **Legal:**  
**Lot: 5 Blk: MUD Dst: No**      **MultiParcel:** No      **Unexempt Taxes:** \$

**# of Lots:** 1      **Lots Sold Sep:**      **Lots Sold Pkg:**  
**Road Frontage:** 235      **Feet to Road:**      **Rd Asmt:**

**Land SqFt:**      **\$/Lot SqFt:** \$ 0.00      **Subdivided:**  
**Acres:** 2.938      **LotDim:** 235X559X210X609      **Will Subdivide:** No  
**Media:** [10 / 2 / 0](#)      **PAR:** Y      **HOA:** Mandatory      **HOA Dues:** \$500/Annual

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**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:** No  
**Land Leased:** No  
**AG Exemption:** No

**# Lakes:**  
**# Ponds:**  
**# Stock Tanks:**  
**# Wells:**  
**# Wtr Meters:**

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

<b>Lot Description</b>	<b>Proposed Use</b>	Electric	<b>Easements</b>	Not Assumable
Heavily Treed	Equine	Septic System Required	Utilities	<b>Possession</b>
Horses Permitted	Hunting/Fishing	Water Tap Fee Paid	<b>Documents</b>	Closing/Funding
Pasture	Residential Single	<b>Topography</b>	Survey	<b>Showing</b>
River Front	Resort	Varied	Topo Maps	Centralized Showing Service
Subdivision	<b>Zoning Info</b>	<b>Road Frontage Desc</b>	<b>Common Features</b>	Sign on Lot
Water/Lake Front	Residential	Asphalt	Gated Entrance	
Water/Lake View	<b>Development</b>	<b>Crops/Grasses</b>	Park	
<b>Lot Size/Acreage</b>	Plat Approved	Native	Other	
1 Acre to 2.99 Acres	Streets Installed	<b>Soil</b>	<b>HOA Includes</b>	
<b>Present Use</b>	Utilities Installed	Sandy Loam	Exterior Maintenance	
Equine	<b>Street/Utilities</b>	<b>Restrictions</b>	Partial Use of Facilities	
Hunting/Fishing	Co-op Water	Animals	<b>Special Notes</b>	
Residential Single	Underground Utilities	Development	Deed Restrictions	
Resort	<b>Other Utilities</b>	No Mobile Home	<b>Assumption Info</b>	

**Property Description:** High bluff lot with ample building area between the first tree line and the tree line on the edge of the bluff. 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 Tr. 5.

**LO:** CEJF17WF CENTURY 21 JUDGE FITE COMPANY

**LA:** 0505097 TODD LIMBOCKER

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

----- Information herein deemed reliable but not guaranteed. -----

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