




Country ML #: 60288527 **Status:** A LP: \$173,926
Homes/Acreage Tax Acc #: 000-000-000-000- SP/ACR: LP/ACR: \$
 County: OTHER 000 \$0.00 2494.99
 Area: 80 - Other - Location: 122 - Other **Sec #:** KM: 000Z
 Texas Counties in Texas
Addr: [0 CR 290](#)  **City:** Zephyr **Zip:** 76890-
Sub: Rural **State:** Texas **Country:** United States
Listing Firm: Coldwell Banker United, **Also for Lease:** Miles:
 No
Mkt Area: Hill **Legal:** AB Simpson Abstract 2189 Acres 69.71
Country **House:** No **Year Built:** /
SqFt: / **SchDist:** [99 - Other](#) **Elem:** Zephyr ISD **Middle:** High: Zephyr
 Zephyr ISD ISD
 SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY
 VERIFY.

General, Property, Utilities and Additional Information

Style: # **Stories:** **New Construction:** No/ # **Bedrooms:** /
Main Dwell Extr: **Main Dwell Type:** **Apprx Comp:** # **FB/HB:** /
Acreage: 50 or more Acres **Acres:** 69.71 **Lot Dim:** **Garage:** 0/
Road Surface: Other **Trees:** Clusters, Partial Coverage **Carport:** /
Road Front: County Maintained **Gar/Car**
Topography: Rolling, Sloped, Steep **Waterfront Features:** **Access:**
Land Use: Horses Allowed, Unrestricted **Mineral Rights:** Yes
Improve: Fenced **Show:** Controlled Access, No Supra Keybox
Energy:
Green/Energy Certifications:
Access/Lockbox:

Dir: From Austin go N on Hwy 183 continue through Goldthwaite. Continue on Hwy 84 to Mullin, turn right on FM 573(East), stay on 573 until it intersects FM 218 and turn left. Towards Zephyr turn right on CR 194 then right on CR 290. Go up the hill, on left.

Physical Property Description - Public: Small ranch 69.71 acres with spectacular views overlooking the valley below. Diverse property with sloping elevation on one side of property with scenic views, abundant wildlife, scattered oaks, shinnery brush and native grasses. This property is for the hunter in mind, weekend retreat or someone wanting to build their dream home. Property is five sided and fenced on four sides. Electric meter is in place and recent survey. Property is currently listed below market value. Don't miss this one!!

Living:	Dining:	1st Bed:	4th Bed:	Extra Rm:
Den:	Kitchen:	2nd Bed:	5th Bed:	Study/Library:
GameRm:	Breakfast:	3rd Bed:	Sep Ice Mkr:	Cmpctr:
Micro:	Dishwshr:	Dispsl:	Prvt Pool: No/	Area Pool:
Oven:	Range:	Fireplace:	Frnt Door Faces:	
Util Rm:	Connect:		Foundation:	
Bedrooms:	Mstr Bath:		Heat:	
Rooms:			Cool:	
Interior:	Flooring:	Countertops:	Water/Swr: Other Water/Sewer	
Spcl Condt: No Special Conditions	Defects: No Known Defects		Util Dist: No	
Disclosures: No Disclosures		Occupant:		
Exclusions: None				
Maint Fee: No/\$		Taxes w/o Exemptions/Yr: \$ 96/2009	Tax Rate: 1.982	

Mon, Mar 8, 2010 10:51 PM

Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form

Prepared by: Heidi Johnson