

5+ Acres in Mountain Lakes

Dickerson Real Estate | 254-485-3621 | pauladonaho@gmail.com



Property Address

4975 Compass Way
Bluff Dale, Texas 76433

Property Highlights

- Price: \$24,000.00
- Acres: 5.01
- County: Erath
- State: Texas
- Closest City: Bluff Dale
- Property Type: Acreage

Property Description

Scenic 5.014 acres near the front of a development in Mountain Lakes in Bluff Dale, TX. Slight elevation gives great views, and open areas and an abundance of oak and other trees gives this property a nice choice of home sites. You can be hidden or clear a few trees in front to reveal your showplace. This development offers a fishing and recreational lake, clubhouse, pool, park, and RV area. Perfect for a forever home or that relaxing retreat - come see for yourself! For additional information contact Paula at 254-485-3621.

Driving Directions

From US 377 turn right on FM 2481/3106 in Bluff Dale. Turn left onto Mountain Lakes Blvd at lighthouse. Turn right onto Compass Way. Sign on left - Lot 515.



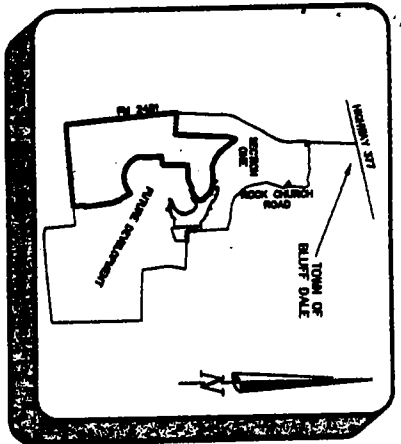
Paula Donaho
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254-485-3621
150 N. Harbin Dr.
Stephenville, TX 76401
PaulaDonaho.com

More details at
landsoftexas.com/listing/2818655

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VICINITY MAP
NOT TO SCALE

Note: all corners are 5/8" GHB capped iron rods unless otherwise noted.

REAR AND SIDE BUILDING SETBACK RESTRICTIONS:

1. 5 foot building setbacks along all side lot lines of tracts less than three (3.00) acres; 10 foot building setbacks along all side lot lines of tracts greater than three (3.00) acres.
2. 20 foot building setback along rear of all lots except along Reserve 2 and Reserve 7.
3. Building setback along Highway FM 2481 as shown hereon.
4. Rear building setback along all lots adjacent to Reserve 2 will be 50 feet from 940.00 MSL elevation.
5. Rear building setback along all lots adjacent to Reserve 7 will be 50 feet from 985.00 MSL elevation.

UTILITY EASEMENTS:

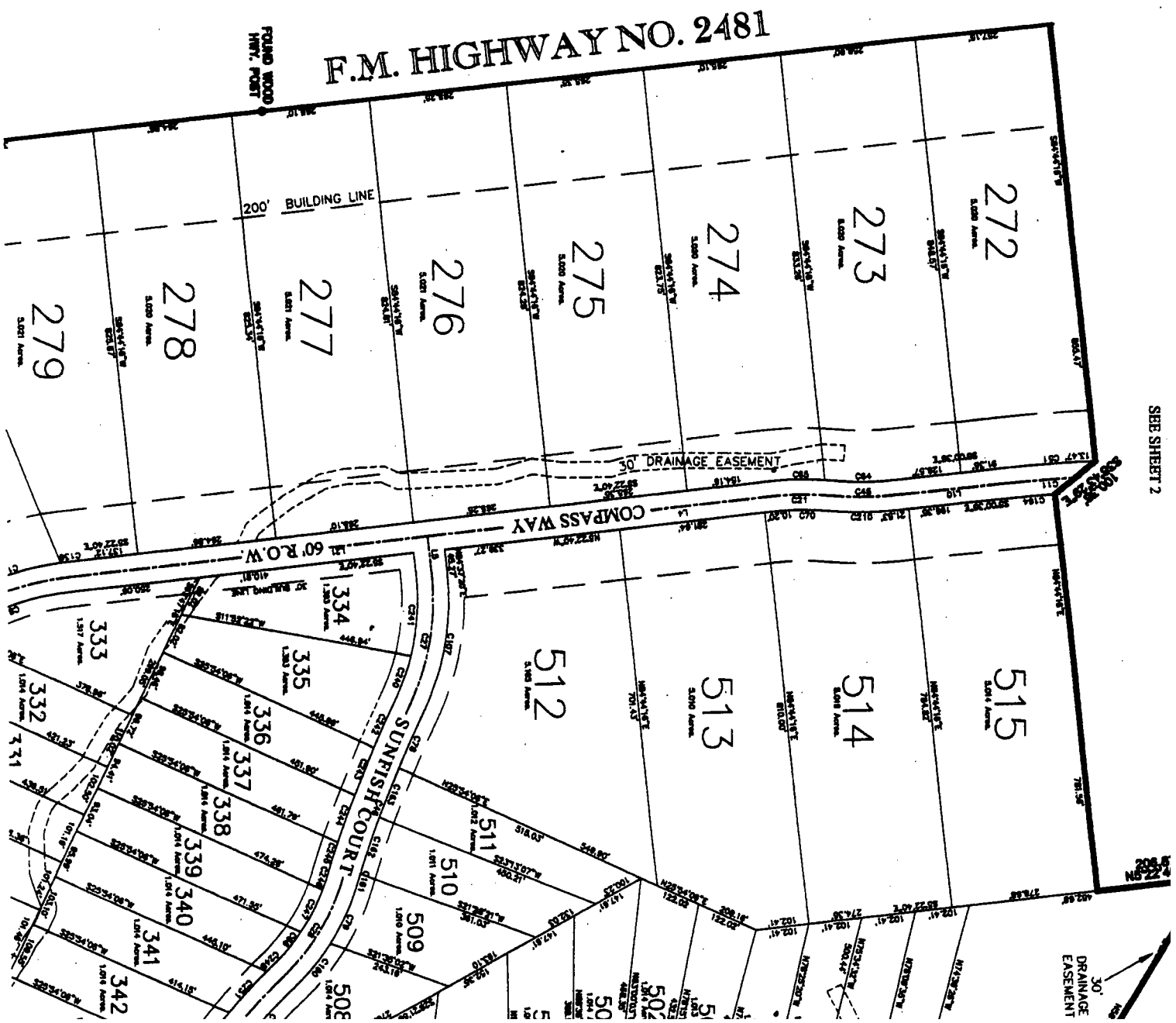
1. 5 foot wide utility easements along all rear and side lot lines of tracts less than three (3.00) acres; 10 foot wide utility easements along all rear and side lot lines of tracts greater than three (3.00) acres.
2. A 20 foot utility/steep assessment adjacent all right of way is hereby dedicated.

FINISH FLOOR RESTRICTIONS:

1. Minimum finish floor elevation on lots adjacent to Reserve 2 will be 940.00.
2. Minimum finish floor elevation on lots adjacent to Reserve 7 will be 985.00.

GENERAL NOTES:

1. The development of individual owners shall not block any tributary runoff.
2. The land use is designated as single family residential sites



SEE SHEET 2

Customer Full - Lots & Acreage

MLS#: 13244514 Active [4975 Compass WAY](#) Bluff Dale 76433 LP: \$24,000



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$24,000
Area:	78/4			\$ / Acre:	\$4,786.60
Subdv:	Mountain Lakes	Lake Name:			
County:	Erath	Plan Dvlpmnt:			
Parcel ID:	R000067577	Legal:	ACRES: 5.014	S6760 MOUNTAIN LAKES SECTI	
Lot: 515	Block: SEC II	MUD Dst: No		Unexempt Taxes: \$278	
Multi Prcl:	No				

# of Lots:	1	Lots Sold Sep:	Road Asmt:
Road Frontage:		Feet to Road:	

Land SqFt:	218,410 /	Lot Dimen:	\$/Lot SqFt: \$.11
Acres:	5.014	HOA Dues:	Subdivided:
HOA:	Mandatory		Will Subdiv: No

Crop Retire Prog:	# Lakes:	Pasture Acres:
Land Leased:	# Ponds:	Cultivated Acres:
AG Exemption: No	# Stock Tanks:	Bottom Land Acres:
	# Wells:	Irrigated Acres:
	# Wtr Meters:	

School Dist:	Bluff Dale ISD	Middle School:	Bluffdale
Elementary School:	Bluffdale	High School:	Stephenvil

Lot Description:	Acreage, Heavily Treed	Restrictions:	Deed
Lot Size/Acreage:	5 Acres to 9.99 Acres	Easements:	Utilities
Present Use:	Residential Single	Documents:	Aerial Photo, Plat Approved
Zoning Info:	Not Zoned	Exterior Buildings:	
Development:	Plat Approved, Streets Installed, Utilities Installed	Barn Information:	
Street/Utilities:	All Weather Road, Co-op Water, Outside City Limits	Common Features:	Boat Ramp, Club House, Community Pool, Park, Private Lake/Pond, RV Parking
Other Utilities:	Co-op Electric	HOA Includes:	Full Use of Facilities
Topography:	Level, Rolling	Miscellaneous:	
Road Frontage Desc:	Asphalt	Special Notes:	Aerial Photo, Deed Restrictions
Crops/Grasses:	Native	Proposed Financing:	
Soil:		Possession:	Closing/Funding

Property Description: Scenic 5 Acres near front of development. Slight elevation gives great views, open areas and abundance of oak and other trees give nice choice of home sites on this lot. You can be hidden or clear a few trees in front to reveal your showplace. This development offers a fishing and recreational lake, clubhouse, pool, park, and RV area. Perfect for a forever home or that relaxing retreat. Come see for yourself..

Public Driving Directions: From US377 to FM2481 in Bluff Dale, Turn right into Mountain Lakes development at lighthouse. Turn right on Compass Way, see sign on left. Lot 515.

List Office Name:	Dickerson Real Estate	List Agent Name:	PAULA DONAHO
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Prepared By: DAVE DICKERSON / Dickerson Real Estate

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