

Residential Detail

SubType	Beds	Baths	Price	MLS number
>=10ac	2	1.0	8,000,000	#####



21805	U.	69 S
RoadTyp	US	Subdiv No
Avl/Pos	Negotiable	

Legal	See Narrative		
Status	Active	Recent Change	New Listing
Exterior	Vinyl	I.S.D.	Bullard
LotSqFt	10,299,282	Acreage	236.43
LandDim	Irregular	County	Smith
Tax/SCE	\$1,359.11('16), AD	Exemptions	A--farm
City	Bullard	Year Built	1950's
Zip	75703	State	TX
X Street	C.R. 145	Zone	None
StndtFtr	Awesome area in growing Bullard.		

NarrtiveDscrptn

236.43 fabulous acres of pasture and woodland on the east side of U.S. 69, just north of Bullard. Fabulous views over land that will soon be developed to accommodate Bullard's growth. The property fronts U.S. 69 for one half mile. The land has a nice roll to it w/ mixed pasture and woods. The small home is in good shape. This property is very convenient to Tyler and will make a great investment for future development. It backs up to Kiepersol Estates and a nice subdivision to the east. Give us a call for a tour of the land. LEGAL: Abstract A0015, V. Moore Survey, 85.871 acres out of Tract 51, Tract 51.2, & Tracts 33 & 34.

Directions: The entrance to the home is on the east side of U.S. 69, .65 miles south of C.R. 152 E.

H/C SqFt	1,320.0	FamRoom	17' x 11.5'	Water	Pond(s)	Pool	No
Style	Traditional	Den	No	Range	Yes	SecSys	No
Stories	1	GameRoom	No	StoveTop	No	LawnSprink	No
Floors	Vinyl	Office	No	Oven(s)	No	PropTank	Yes
Interior	BoardPnl	Study	No	HoodVent	Yes	Intercom	No
Foundation	Pier & Beam	Loft	No	DW	No	Grill	No
Roof	30-year compo	Laundry	In Storage	Disposal	No	HOAssoc	No
Windows	Dou, Wood, Si	Breakfast	No	Washer	No	Dues	0
#Rooms	7	DR	11.5' x 6'	Dryer	No	DuesPer	N/A
MasterBR	----	FormallR	No	Compactor	No	WaterSup	Well
BR#2	17' x 11'	OtherRm	26.5' x 8' Sun	IceMaker	No	AvgWater	39
BR#3	13' x 11'	OtherRm	----	Microwave	Yes	Sewer	Septic
BR#4	----	OtherRm	----	#CeilFans	0	ElecCo	Co-op
BR#5	----	OtherRm	----	#WBFP(s)	0	AvgElect	100
BR#6	----	OpenPatio	No	#FPInsert	0	GasCo	None
MasterBA	----	CovdPatio	No	WoodHeat	No	AvgGas	0
Bath#2	11.5' x 6'	Porch	No	Refrig	No	PhoneCo	CenturyLin
Bath#3	----	Deck(s)	No	WatSoft	No	CableCo	CenturyL.
Bath#4	----	Gazebo	No	OtherApl	----	SanSer	Private Rural
Bath#5	----	Barn	No	OtherApl	----	HOW	No
HalfBA#1	----	Shop	No	AtticFan	No	Builder	Unknown
HalfBA#2	----	StorBldg	10' x 5'	Antenna	No	RoadSurf	Asphalt
CarStorage	1, Att, CP	Fencing	None	Satellite	Yes	ADA Acc	No
DoorOpnr	No	OthrStruc	----	CentVac	No	Minerals	To Be Retained
Basement	No	Terrain	Rolling	Jacuzzi	No	Vegetation	Lawn
Attic	No	Views	Distant	HotTub	No	DeedRestr	No
		Kitchen	14' x 11.5'				