

Lot 7 Beach Road, Bowie TX

MLS# 11160170 **Active** 0000 Beach Road ST #Lot 7 Bowie 76230* LP: \$107,000



Category: Lots & Acreage **Type:** Residential **Orig LP:** \$107,000
Area: 96*11* **Map:** OT/9999/none **Low:**
Subdv: North Beach Add Ph 01* **\$/Acre:** \$ 91452.00*
County: Montague* **Plan Dev:** Lake Front home
Parcel ID: 52050000100010007* **Legal:** Acres: 1.170 Lot 7 Blk 1 Phase*
Lot: 7* **Blk:** 1* **MUD Dst:** No **MultiParcel:** No **Unexempt Taxes:** \$1104

of Lots: 1 **Lots Sold Sep:** **Lots Sold Pkg:**
Road Frontage: **Feet to Road:** **Rd Asmt:** No

Land SqFt: 50,965 / Tax **\$/Lot SqFt:** \$ 2.10 **Subdivided:**
Acres: 1.170* **LotDim:** **Will Subdivide:** No
Media: 1 / 0 / 0 **PAR:** Y **HOA:** None **HOA Dues:** \$0/

Click on Image for More Options

School District: Bowie ISD*

Bus: Type: E Name: BOWIE
 Bus: Type: J Name: BOWIE
 Bus: Type: H Name: BOWIE
 Bus: Type: Name:

Crop Retire Prog:
Land Leased: No
AG Exemption: No

Lakes: 1
Ponds:
Stock Tanks:
Wells:
Wtr Meters:

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

Lot Description Water/Lake Front	Utilities Installed Street/Utilities	Soil Sandy Loam	Boat Ramp
Lot Size/Acreage 1 Acre to 2.99 Acres	Other Utilities Electric	Restrictions No Mobile Home	Assumption Info Fixed
Proposed Use Residential Single	Topography Sloped	Easements Utilities	Proposed Financing Cash
Zoning Info Residential	Road Frontage Desc County	Documents Survey	Possession Closing/Funding
Development		Common Features	Showing Go-Key Box

Property Description: Gently sloping to sandy beach. Large pines on front of lot. Old grape arbor still exists for the perfect shade on a sunny hot day. 1.56ac Common area available to lot owners with boat ramp, picnic area and more sandy beach to enjoy
Directions: 287 toward Bowie, exit FM 1125, head South take Beach Road right and follow to Amon Carter Lake into North Beach Addition. Lot 7 is on the left



Trinity Realty
 Tracy Spear
 104 N Trinity
 Decatur TX 76234
 940-627-4427

THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED