



WOODED ACRES FARM

TBD FM 436, Belton, TX 76513

52 Acres

\$649,950



AMPLE ROAD FRONTAGE | INVESTMENT | CROP PRODUCTION | WILDLIFE

A multi-use property with great investment potential, less than 10 minutes to the rapidly growing cities of Temple and Belton. Ample frontage on FM 436 (1,200 ft.), Wooded Acres Dr. (1,200 ft.), and Curry Loop (850 ft.) makes this property an attractive investment. The property could be utilized as a homestead, family compound, developed into single family homesites, or even an RV park. The property also has easy access to Temple, Belton, Baylor-Scott & White, and the I-35 corridor. The City of Temple has a population of approximately 72,000 and is rapidly growing. Its primary economic forces are health care (Baylor- Scott & White) and goods distribution. Several international companies have distribution centers in Temple. The property is within Belton ISD limits and the City of Temple ETJ.

The 52-acre property is suitable for building whether it be developed into residential lots, a large single homestead or many other potential uses. This tract is outside of the 100-year floodplain and has road frontage on FM 436, Wooded Acres Dr., and Curry Loop. Approximately 18 acres are in row crop production with an agricultural tenant. The remaining 34 acres is comprised of a closed canopy hardwood woodland. The woodland, along with all the agricultural production in the area, serves as a wildlife magnet as whitetail deer are commonly observed on the property.

Armstrong Water Supply has lines running along all three roads and a meter is onsite. Electrical services are available via aerial lines along Wooded Acres Dr. and Curry Loop. A septic system would be need for residential use.

The sellers believe they own all of the mineral estate and are willing to convey a portion, subject to negotiation. There is no production on site. An agricultural tax valuation is currently in place on the property keeping the carrying costs low .

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Equal Opportunity Housing Provider.



John Melnar

Broker

john@grandlandco.com

(512) 497-8284



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WATER

Water Meter Onsite

Armstrong Water Supply lines along all three roads

TREES

Live Oak, Pecan, American Elm, Cedar Elm, Cottonwood,

Hackberry

CROP

18 acres of row crop production with an agricultural tenant

WILDLIFE

Whitetail Deer, Hogs,

Songbirds

UTILITIES

Aerial Lines along Wooded Acres & Curry Loop

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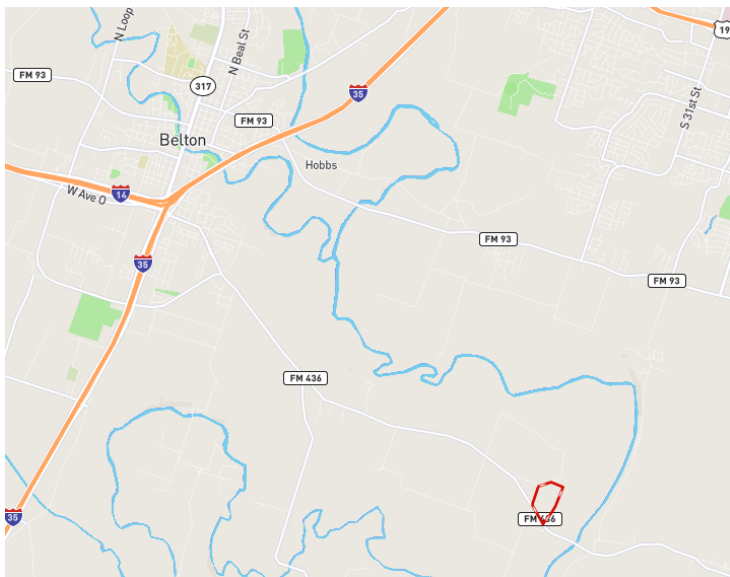
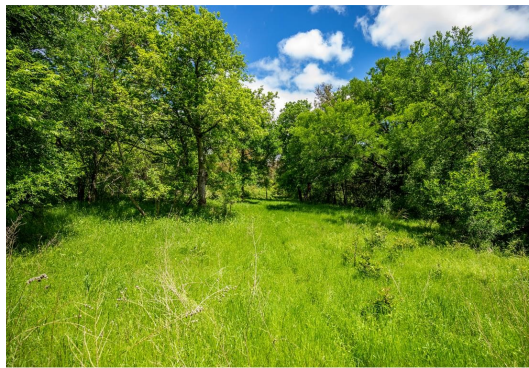


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LOCATION

Bell County

5 miles to Interstate 35 ; 8 miles to Baylor- Scott & White & Temple; 45 miles to Waco; 63 miles to downtown Austin, 14 miles to Draughon-Miller Central Texas Airport, 75 miles to Austin-Bergstrom International Airport.

DIRECTIONS

Follow I-35N to Exit 292, turn right onto E Loop 121 for 1 mile. Turn Right onto FM 436 / Holland Rd. Property is about 4.5 miles on the right.

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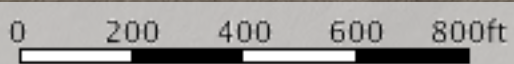
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TBD FM 436, BELTON TX 76573



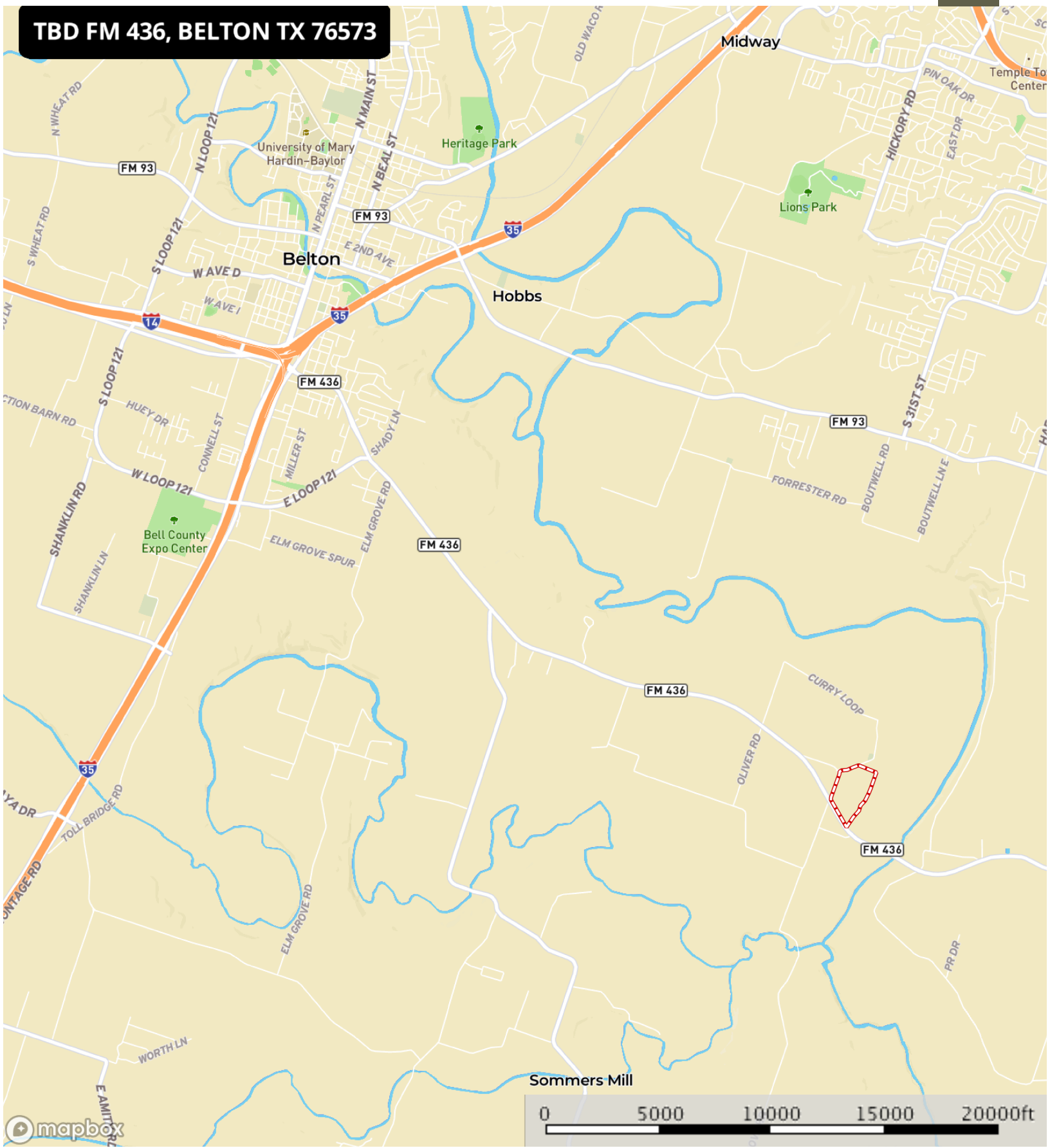
Boundary

TBD FM 436, BELTON TX 76573



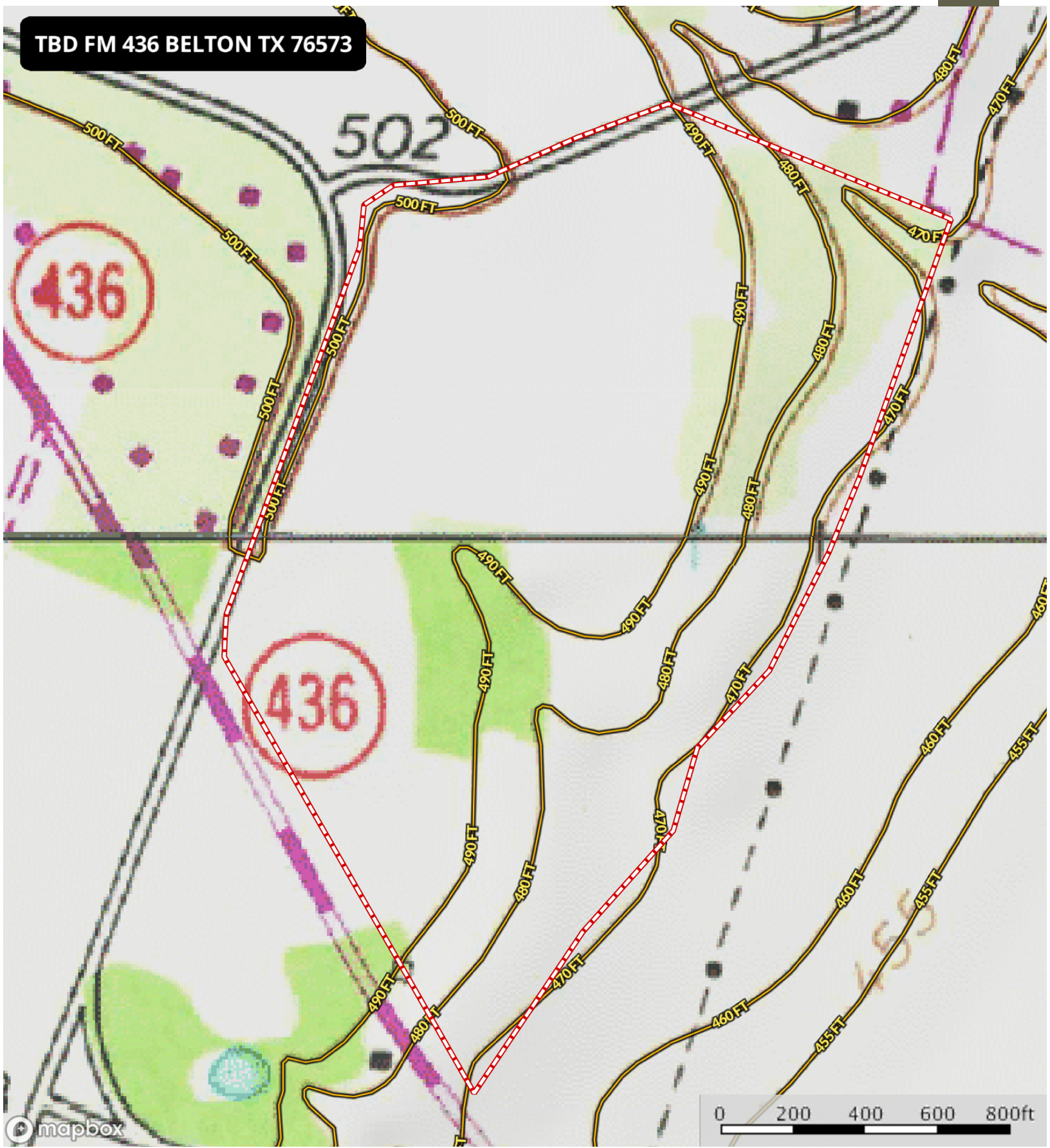
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not

TBD FM 436, BELTON TX 76573



Boundary

TBD FM 436 BELTON TX 76573

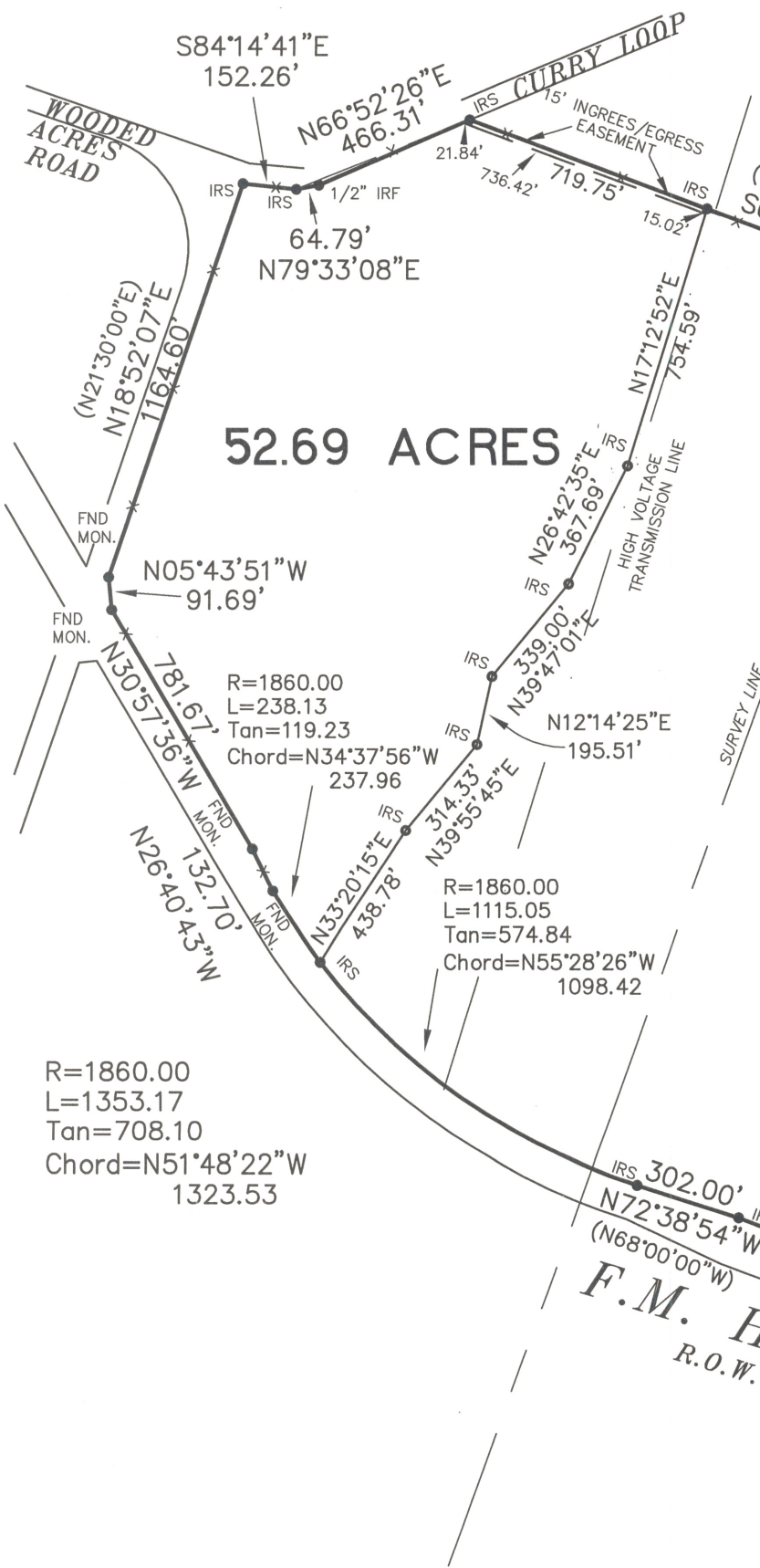


Boundary Water Wells

ANTONIO MANCHACA
11 LEAGUE GRANT
ABSTRACT NO. 12

BILLY GORDON CURRY, ET UX
VOL. 1322, PG. 725
MAXIMO MORENO
11 LEAGUE GRANT
ABSTRACT NO. 14
128.03 ACRES

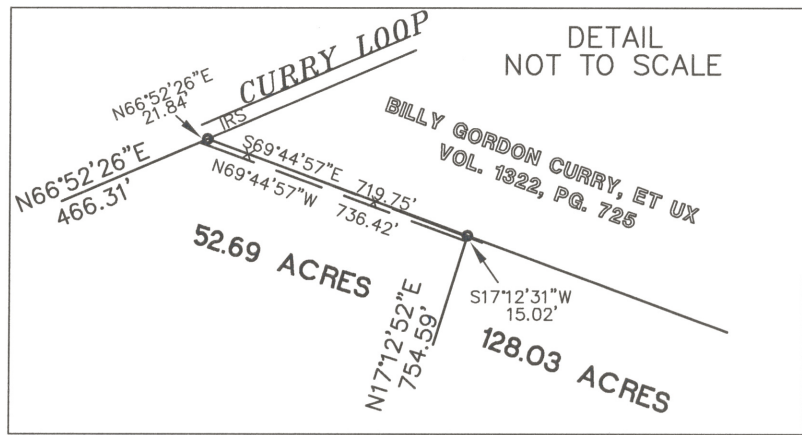
52.69 ACRES



SCALE: 1" = 500'

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DD'MM'SS" DIST.' - FIELD (DD'MM'SS" DIST.') - RECORD
 - x - BARBED WIRE FENCE
 - ⊕ POWER/UTILITY POLE
 - ⊙ WATER WELL/WATER METER (AS NOTED)
 - ⊙ SEPTIC TANK
 - O - CHAIN LINK FENCE
 - II - WOOD PRIVACY FENCE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°30'29"W	323.15
L2	S35°27'12"W	167.72
L3	S37°28'06"W	242.36
L4	S38°28'01"W	266.13
L5	S39°30'13"W	183.35
L6	S37°02'46"W	250.95
L7	S40°48'46"W	285.34
L8	S39°36'01"W	125.24
L9	S35°20'46"W	128.85
L10	S20°29'44"W	183.80
L11	S10°06'39"W	120.31
L12	S18°28'17"W	200.64
L13	S16°18'14"W	116.58
L14	S32°46'50"W	113.56



SURVEY PLAT AND PARTITION OF 180.72 ACRES OF LAND OUT OF THE ANTONIO MANCHACA 11 LEAGUE GRANT, ABSTRACT NO. 12 AND THE MAXIMO MORENO 11 LEAGUE GRANT, ABSTRACT NO. 14, BELL COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO HALETA KAY HARTRICK KILLOUGH IN THE DEED OF RECORD IN DOCUMENT 58791 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83, TEXAS CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR LYNN KIRKLAND KILLOUGH. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



**POLLOK & SONS
SURVEYING, INC.**

FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 1ST DAY OF OCTOBER, 2019 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186