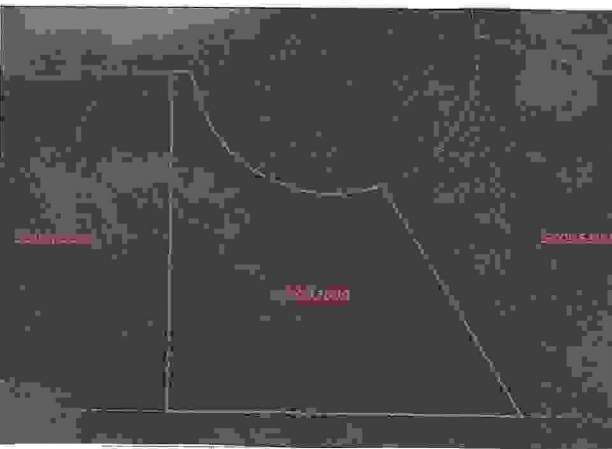


Land Detail



877	Caroline Bend
RoadType	Private Subdiv Shadybrook
Avl/Pos	@ Closing

SubType	Lot	Price	\$20,000.00	MLS number	25012798
Legal	Lot 10, Block 1, Lake Palestine Shadybrook				
Status	Active	Recent Change	New Listing		
		I.S.D.	Bullard		
LotSqFt	10,500	Acreage	.24		
LandDim	96' x 93' x 125' x 119'	County	Cherokee		
Tax/SCE	\$160.32 (AD/24)	Exemptions	Yes		
City	Bullard				
Zip	75757	State	TX	Zone	Deed Restrictions
X Street	None				
StrdtFtr	Totally wooded lot in quiet part of the subdivision.				

NarrtiveDscrptn

In one of the more appealing parts of Shadybrook, this lot is totally wooded, where you can strategically have plenty of shadetrees, which help keep the electric bill down. There are appealing dwellings nearby. Shadybrook is less than ten miles from the appealing city of Bullard. Owning this lot gives you access to Lake Palestine.

Directions:

From the Shadybrook entrance you will wind around Caroline Bend for about 2.3 miles until you get to the lot. You can also enter Eastdale Acres and go down Eastdale Lane and Westway Lane, for about 1.8 miles until you get to the lot. Check "Associated Documents".

Topography	Level	Sur/Plat OF	Plat	PricePerAcre	\$83,333.00
Water	None	AerialPhot	Yes	Deed Rest	Yes
Views	Neighborhood	EPA Issues	None known	HOA	Yes
%Open	0	Barn #1	---	Dues	\$488.40 per year
%Wooded	100	Barn #2	---	DuesPeriod	Annual
%Pasture	0	Shop #1	---	WaterSup	Southern Utilities
Fencing	None	Shop #2	---	Avg Water	0.00
Minerals	None	Storage #1	---	Sewer	Would Be Septic
Surface	All owned	Storage #2	---	Elec Co	CCEC
RoadSurface	Asphalt	Oth Imp #1	---	Avg Elec	0.00
Crops	None	Oth Imp #2	---	Gas Co	Propane Available
CropsConvey?	Yes	Oth Imp #3	---	Avg Gas	0.00
WoodTypes	Mixed	Oth Imp #4	---	Phone Co	Frontier/Optimum
GrassTypes	Mixed	Oth Imp #5	---	Cable Co	None
DirtFill	No	MH Permitted	Yes	San Serv	Republic Services
Rollback?	No	Cattle Ready	No	WaterfrntFt	0
SoilReports	No	Horse Ready	No	Easements	Utility
				Dairy Ready	No