

Residential Property With Mature Hardwoods And Wildlife

3707 Bob white ct.

Granbury, TX 76049

10.073 Surveyed ACRES

$319,000

PRESENTED BY

HOLMES

REAL ESTATE

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RANCHETTE CLOSE TO GRANBURY

OVERVIEW: **Looking for acreage near Granbury with room to build and enjoy the outdoors? This 10.073-acre tract in Hood County offers a mix of open ground and scattered mature trees, providing a great setting for a homesite with room to spread out. Located on a quiet dead-end street, the property is approximately 2 miles from Granbury and Highway 377.**

The gently sloping terrain offers good drainage and plenty of usable ground for your plans. Deer and hogs frequent the property, adding to its appeal for hunting and outdoor recreation. With power and metered water available at the property for connection, this tract offers a convenient starting point for your plans to enjoy country living.

Property Features:

- **10.073 acres in Hood County, Granbury ISD**
- **Gently sloping terrain with no floodplain**
- **Mix of open ground and mature trees**
- **Loaded with live oaks**
- **Deer and hogs frequent the property**
- **Dead-end street with an all-weather road**
- **Power and metered water available at the property for connection**
- **Outside city limits, within the Granbury ETJ**
- **No HOA**
- **Wildlife tax exemption**
- **Deed restrictions apply; no mobile homes permitted**

The adjacent 10-acre tract is also available, offering the opportunity to purchase approximately 20 acres for additional space, privacy, or a larger rural homesite. Conveniently located near Granbury while offering a rural setting, this property is worth a look for anyone seeking acreage with room to build and enjoy the outdoors. Showings by appointment only.

LOCATION: **From HWY 377 in Granbury, go north on Temple Hall Hwy for approximately 1.2 miles. Then left on Quail Ridge Ct for .7 miles. Then left on Bob White Ct. Property is approximately 370 feet on right.**

PRICE: **$319,000.**

Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

AERIAL MAP

3707 Bob White Ct
Hood County, Texas, 10.0072 AC +/-



Boundary

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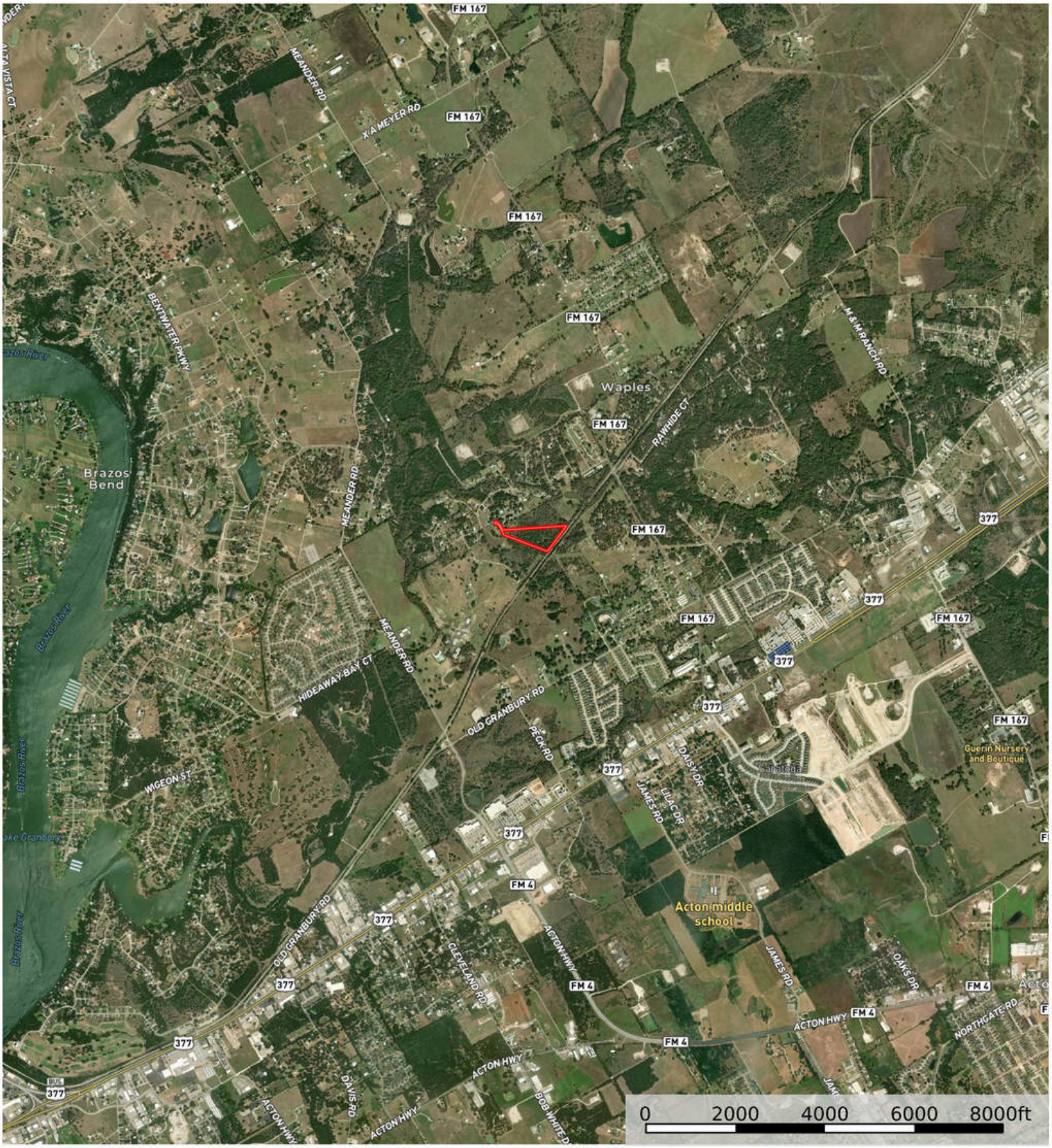

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TOPO MAP

3707 Bob White Ct
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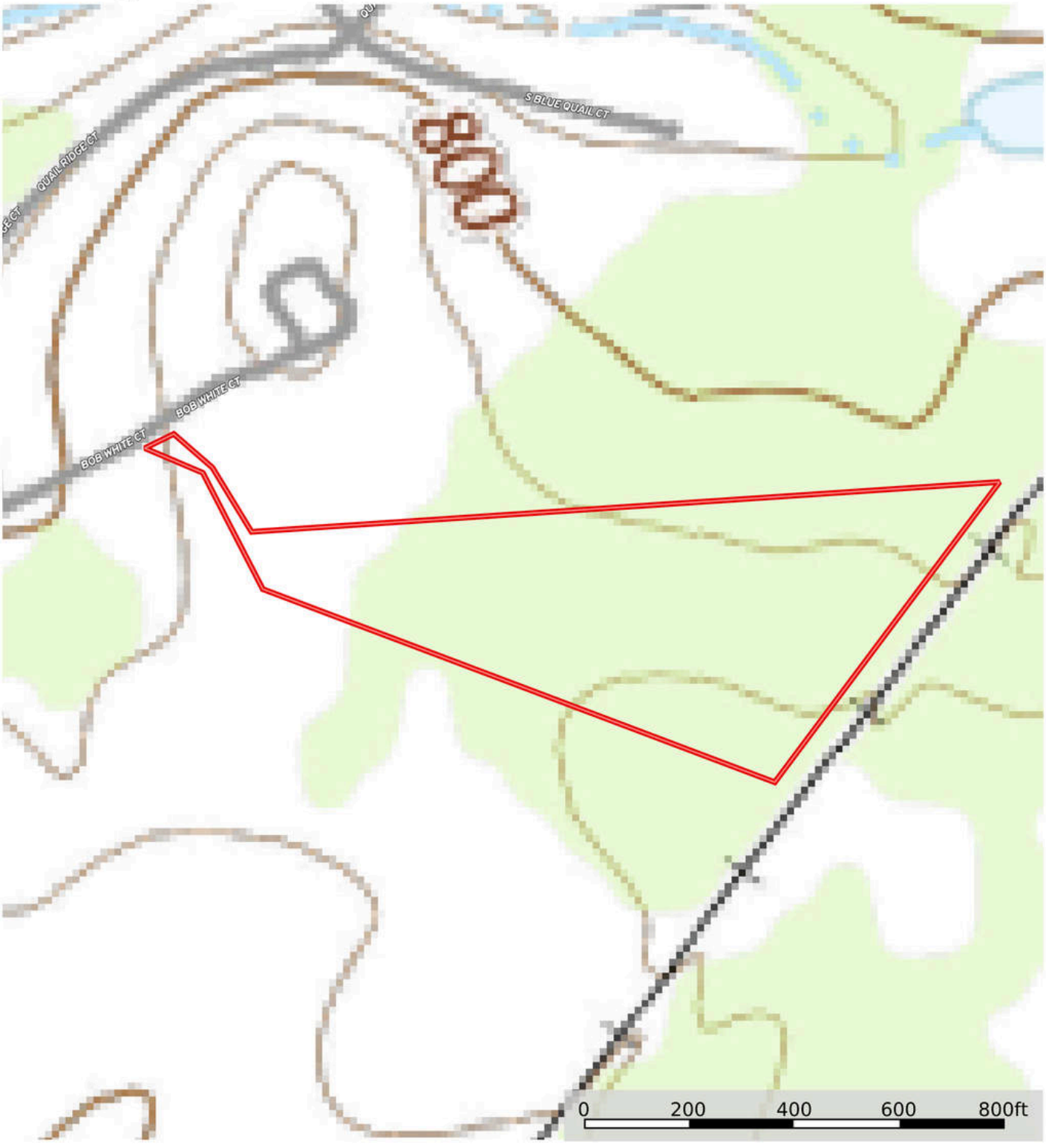

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FLOOD ZONE MAP

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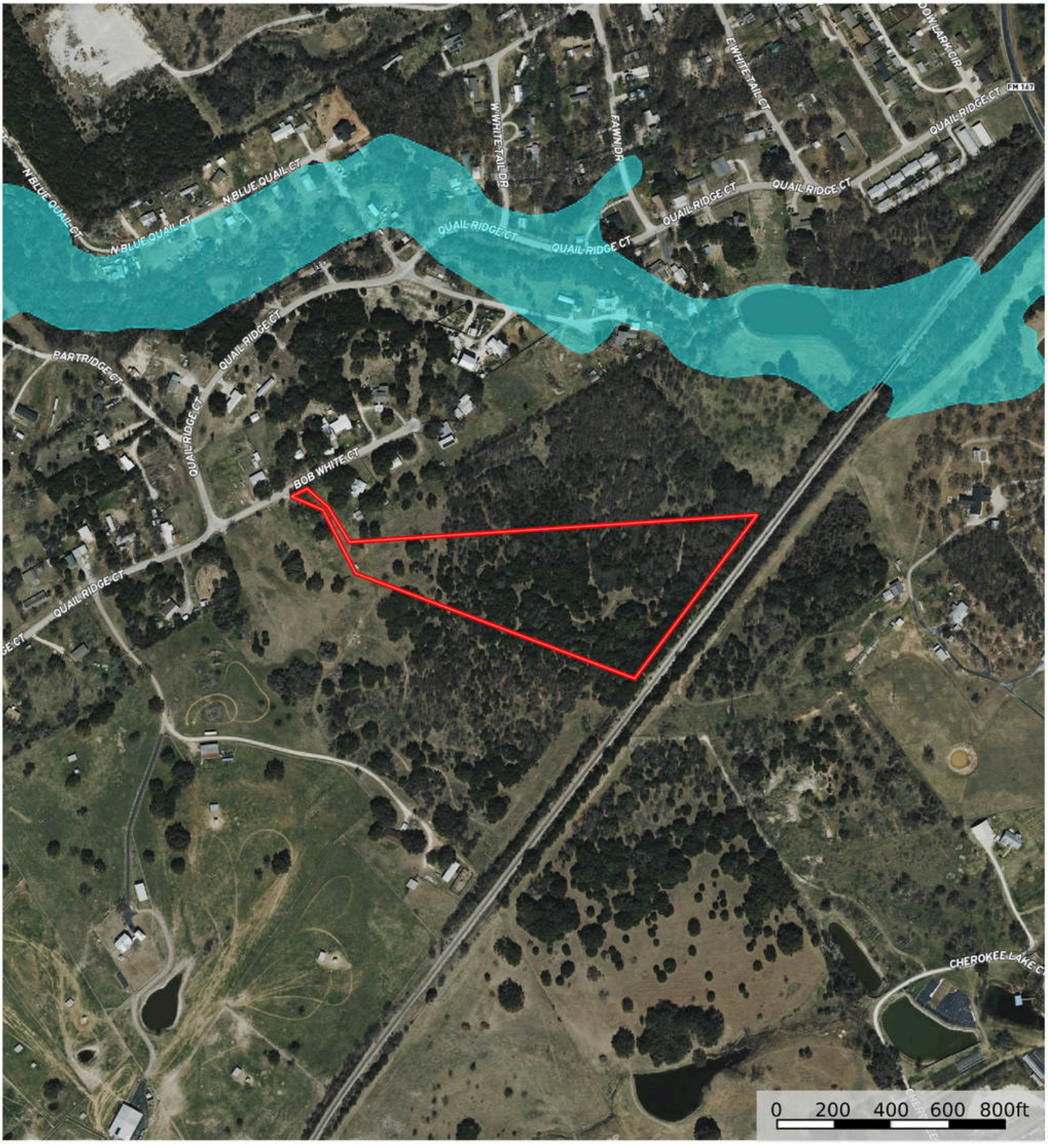

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SOIL MAP


3707 Bob White Ct
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HOLMES
BOB WHITE CT
ABE
WOB2
ABE
0
200
400
600
800ft
Boundary

SOIL MAP (CONTINUED)

Boundary 10.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AbE	Aledo-Bolar association, 1 to 8 percent slopes	5.33	51.7	0	23	6e
WoB2	Windthorst fine sandy loam, 1 to 5 percent slopes, moderately eroded	4.97	48.21	0	45	3e
TOTALS		10.3(*)	100%	-	33.58	4.55

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

STREET MAP

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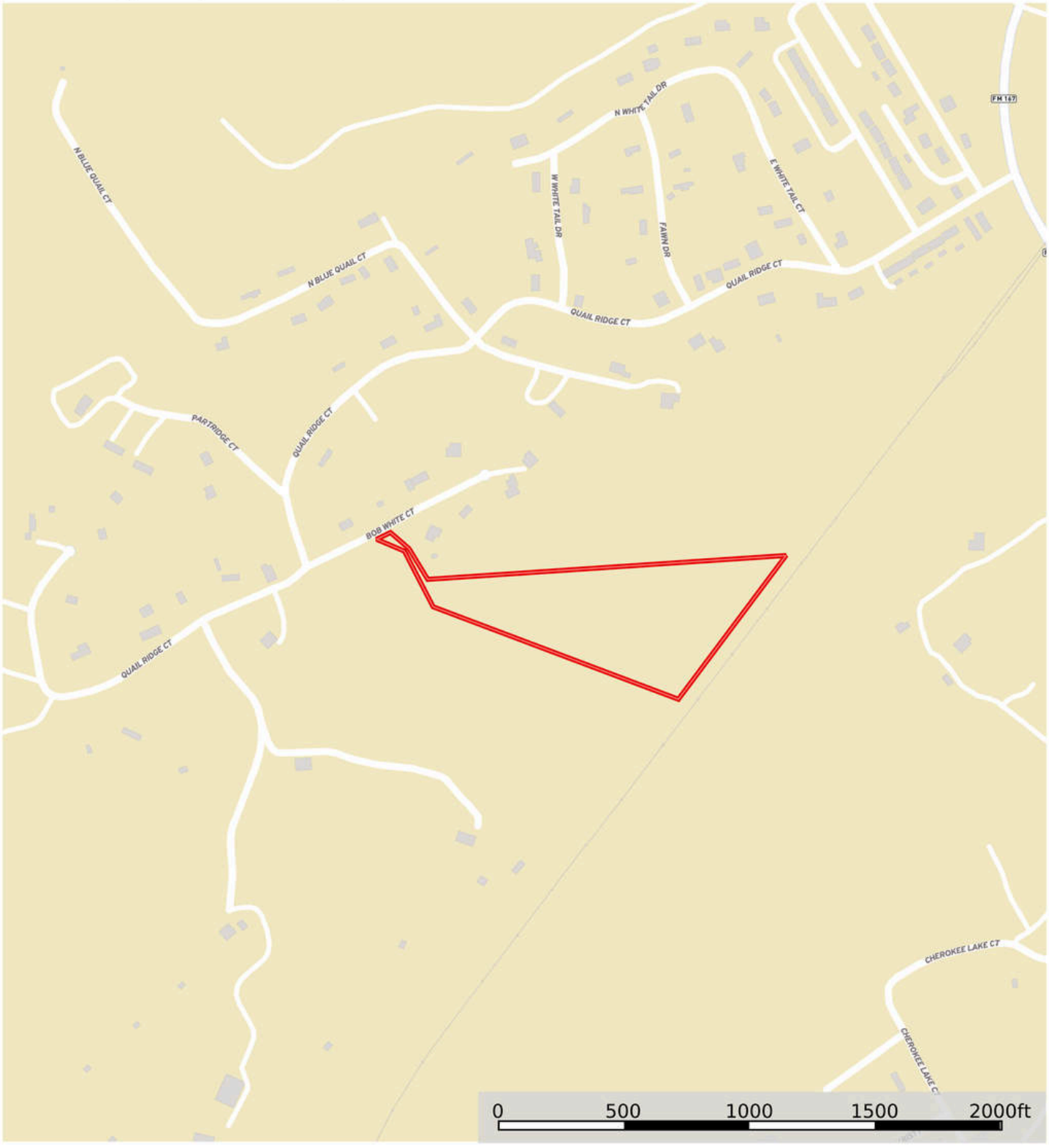

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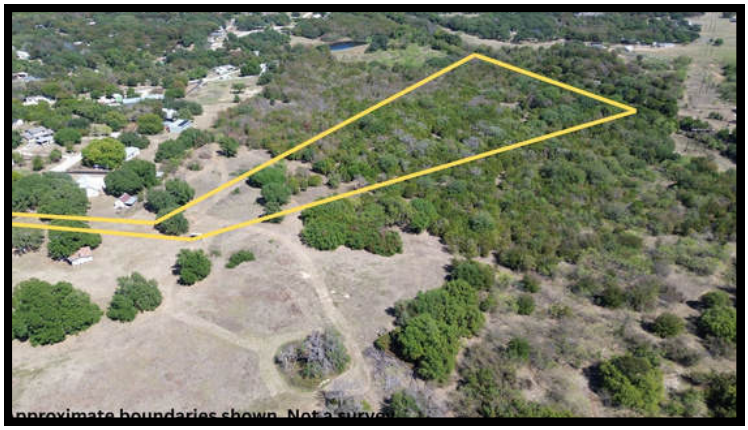
Photos




Approximate boundaries shown. Not a survey.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Photos













COMMENTS & NOTES

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