

CENTURY 21[®]

Judge Fite Company



27AC TX HWY 95

LITTLE RIVER ACADEMY, TX 76554



\$1,096,000



1 acres

DESCRIPTION

Presenting Academy Acres, located just north of Little River-Academy featuring two prime parcels totaling approximately 267 acres, just 3.5 miles from the Temple City Limits. The 27-acre tract has optimal frontage of 2,540 feet on TX Hwy 95 near the newly-opened Academy High School. The large 240-acre parcel of prime agricultural acreage on Acres Road is currently a working farm and is ideal to keep in agricultural production while waiting for future opportunities. May be sold in smaller parcels. Academy Acres is partially in Little River-Academy City Limits, and partially in the Temple ETJ. Knob Creek winds its way down the east perimeter creating a natural wildlife habitat. With 2,540 feet of frontage on Hwy 95, 5,400 feet of frontage on Acres Road, 2,700 feet of frontage on Knob Creek Road, and flat to gently sloping topography, this property is ideally shaped and positioned for optimal access and development. Take advantage of the small-town charm coupled with regional growth. Three CCNs border the property. Seller-imposed restrictions to be drafted. Buyer/Buyer's Rep to verify all information deemed important prior to submitting an offer. (See 240-acre listing #9233680)

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: ActiveUnderContract

MLS: 6097304

YEAR BUILT:

COUNTY: Bell

TRACT OR SUBDIVIION: NA

LIST DATE: 10/16/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA: RA

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 27.4

LOT SIZE (SQFT): 1,193,544

EXTERIOR FEATURES

LOT DESCRIPTION:

- Level

UTILITIES

UTILITIES:

- ElectricityAvailable
- SeeRemarks

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Jan Gunter

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BROKERED BY: Keller Williams Realty