



**LOTS FOR SALE**  
**12 +/- ACRES**  
**CR 437, THORNDALE, TEXAS**

Presented By:

**Ron Leps**  
**Turner Commercial Properties**  
*Representing the Seller*  
**512-930-2800**

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The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

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**LOTS FOR SALE: 12+/- ACRES  
CR 437, THORNDALE, TEXAS**

**LEGAL:**

AW0008 – Liendo, J. Survey

**LOCATION:**

Nine miles from Taylor and 0.8 mile south of Hwy. 79 on CR 437.

**UTILITIES:**

Southwest Milam Water Supply and septic.

**SCHOOL DISTRICT:** Thorndale ISD

**TAXES:** Currently agriculture exempt

**FLOOD PLAIN:** No flood plain indicated.

**DESCRIPTION:**

There are four 12 +/- acre lots offered in this tract. Each is approximately 979 ft in depth and has 552+/- ft. of frontage on CR 437, which is a paved, two-lane road. The property was sprigged to Coastal Bermuda Grass in Spring 2009.



**COMMENTS:**

*This property is being offered for sale in its **“AS IS, WHERE IS”** condition.*



The property is located approximately 0.8 mile south of Hwy. 79 on CR 437; 9+/- miles from Taylor and 2+/- miles from Thorndale. It is located in a pristine area and the County Road ends at this property.

The owner has placed restrictions on the property. Water service to the tracts is provided by Southwest Milam Water Supply Corp. The property offers an excellent location for country living and a location for livestock/horses.

**PRICE:**

**\$6,500 per acre or \$78,000 for a 12-acre tract.**

**COMMISSION:**

**3% to Buyer's Broker**

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