

\$1,400,000 - 7504 W Nolan Bluff Unit A & B Road, Belton

MLS® #530579

\$1,400,000

3 Bedroom, 1.00 Bathroom, 1,035 sqft
Residential on 34.40 Acres

N/A, Belton, Texas

This unique property has 2 small homes, barns, an outdoor training arena, out buildings, grazing, a stock tank, lots of trees including pecan trees and 25 of the pecan trees are grafted on 34.400 acres in West Bell County. There are several amazing spots for a new home with some elevation changes or the property could be subdivided.

Because of the location on I-14/Hwy 190 and with all the growth in the area, a future commercial development could be possible with a zone change.

The subject property is 1 hour from Austin and 2 hours from Dallas. Central Texas is a booming area, with two large lakes, exceptional medical facilities, manufacturing and farming.

There are lots of wildlife on the property including deer, turkey, hogs, dove, bobcats, coyotes, squirrels, possum, etc. and hunting is allowed.

The property has some deferred maintenance and the sellers are in an Estate and want to sell "as is".

Built in 1976

Essential Information

MLS® #	530579
Price	\$1,400,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,035
Acres	34.40
Year Built	1976
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information

Address	7504 W Nolan Bluff Unit A & B Road
Subdivision	N/A
City	Belton
County	Bell
State	Texas
Zip Code	76513

Amenities

Utilities	Electricity Available
Features	None
Parking	Attached, Garage
# of Garages	1
View	Pond, Waterfront
Is Waterfront	Yes

Interior

Interior	Laminate, Tile
Appliances	Electric Water Heater, Oven, Some Electric Appliances
Heating	Electric
Cooling	Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Other, See Remarks
Roof	Composition, Shingle
Construction	Brick Veneer
Foundation	Slab

School Information

District Belton ISD

Additional Information

Date Listed January 12th, 2024

Days on Market 11

Listing Details

Listing Office First Texas Brokerage-Temple

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