# \$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

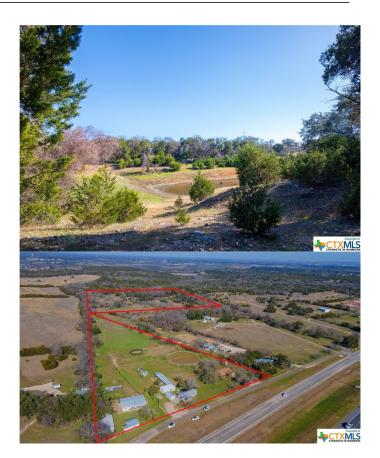
#### **Essential Information**

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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