

62 ACRES, BLUFF DALE, TX 76433

LAND FOR SALE

62.00 acres of unimproved farm and ranch land with agricultural valuation in place — Bluff Dale ISD, Erath County

PRELIMINARY — PHOTOGRAPHY AND SITE DETAIL PENDING



STOCK PHOTO OF BLUFF DALE, TX LAND — NOT THE PROPERTY

LAND FOR SALE

Price	\$850,000
Land Size	62.00 acres
Price / Acre	\$13,710 per acre
Type	Unimproved farm / ranch land
Location	PR 873 off FM 2481, Bluff Dale
County	Erath County, Texas
School Dist.	Bluff Dale ISD
Ag Valuation	In place — assessed at \$7,450

FEATURES

- Agricultural valuation already in place — assessed at \$7,450 against a \$527,000 appraised market value
- 62.000 acres per Erath CAD; no improvements on the land
- Bluff Dale ISD, Erath County
- U.S. 377 corridor between Stephenville and Granbury

ASKING PRICE

\$850,000

\$13,710 per acre

AG VALUATION
IN PLACE

62.00
Acres

\$7,450
Assessed value

\$527,000
CAD market value

0
Improvements

This is a stock photo of Bluff Dale, TX land, not the property. Photography of the subject property will follow.

PRELIMINARY DRAFT. Items marked "to be supplied" have not yet been confirmed and are shown to indicate the final format only. Acreage, legal description and valuation shown are taken from the Erath County Appraisal District record and are provided for research purposes only; the Appraisal District states these should be verified before use for legal purposes. All information is deemed reliable but is not guaranteed and is subject to change. Buyer and buyer's agent should independently verify acreage, boundaries, access, utilities, mineral rights, exemptions and all other material facts.

COMING SOON
AERIAL VIEW
Drone or aerial imagery to follow

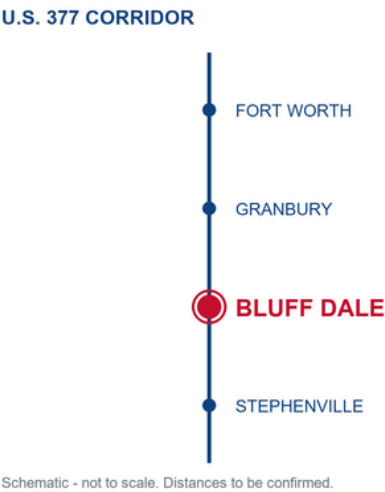
AERIAL VIEW — TO BE SUPPLIED

COMING SOON
SURVEY / PLAT
Boundary plat to follow

SURVEY / PLAT — TO BE SUPPLIED

COMING SOON
SITE PHOTOGRAPHY
Owner to supply

SITE PHOTOGRAPHY — TO BE SUPPLIED



REGIONAL LOCATION — SCHEMATIC, NOT TO SCALE

Photography, aerial imagery and the boundary survey will replace these panels once supplied. The property is identified in the Erath County Appraisal District records as Property ID R000075027, Geographic ID R.0202.00023.00.0, Map ID 19-16-4.

62 ACRES, BLUFF DALE — Location & Property Detail

PROPERTY DETAIL — PER ERATH COUNTY APPRAISAL DISTRICT

Property ID	R000075027
Geographic ID	R.0202.00023.00.0
Map ID	19-16-4
Legal description	Acres 62.000, A0202 Dixon Francis H
Situs address	PR 873 off FM 2481, Bluff Dale, TX 76433
Acreage	62.000 acres
Improvement value	\$0 — no improvements
Ag market valuation	\$527,000
Agricultural loss	\$519,550
Assessed / ag use	\$7,450
Taxing entities	Erath County · Bluff Dale ISD · Middle Trinity Water · Erath Road & Bridge
Topography	To be supplied
Current use	To be supplied
Water	To be supplied
Fencing	To be supplied
Mineral rights	To be supplied
Floodplain	To be supplied

AGRICULTURAL VALUATION

The tract carries an agricultural valuation with the Erath County Appraisal District. Against an appraised market value of \$527,000, the assessed and agricultural use value is \$7,450 — an agricultural value loss of \$519,550. A buyer continuing a qualifying agricultural use may retain that valuation; a change of use can trigger rollback taxes. Buyers should confirm current status and rollback exposure directly with the Appraisal District.

LOCATION

Bluff Dale lies on U.S. Highway 377 and the North Paluxy River in northeastern Erath County, between Stephenville and Granbury. U.S. 377 is the main route connecting Stephenville, Comanche and Brownwood to the Dallas–Fort Worth Metroplex. The property is situated on Private Road 873 off FM 2481. Exact drive times, distances and the nature of access will be confirmed prior to publication.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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