



STUNNING 11-ACRE PARCEL OF RAW LAND

8200 FM Road 1187 W – Aledo, TX



LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Welcome to a rare opportunity to own a stunning 11-acre parcel of raw land, perfectly situated near the charming Bella Flora community along the picturesque stretch of 1187. This property offers a blend of open space and natural beauty, making it an ideal canvas for your dream farm or ranch. The land is currently AG Exempt, supporting livestock grazing, which not only provides agricultural benefits but also enhances the pastoral charm of the property. Approximately 9 acres are securely fenced, offering ample space for various agricultural pursuits or future development. Additionally, a 2-acre parcel, fenced on three sides, is included, featuring dense tree coverage that adds privacy and a touch of wilderness to the landscape. Mature trees are scattered throughout the property, providing shade and enhancing the natural beauty of the land. The open space surrounding the property creates a sense of expansiveness, making the acreage feel even larger. To the right, you'll find a serene pond and a grove of trees, perfect for leisurely afternoons or as a picturesque backdrop for your future home. Lori Lane, a private road, runs nearby, ensuring easy access while maintaining the tranquility of rural living. At the rear of the property, an estate with guest and auxiliary structures is visible. This unincorporated land comes with the advantage of no city taxes and no city permitting on construction, allowing for greater flexibility in building your vision, with only well and septic permits required. Located within the highly desirable Aledo Independent School District, this flat parcel offers a unique opportunity to create a custom homestead or agricultural venture in a sought-after area. Don't miss the chance to own a piece of Texas countryside where the possibilities are as vast as the open skies above.

LOCATION

CITY	Aledo
County	Parker
Schools	Aledo ISD

Driving Directions From 377, go east on FM 1187. Property will be on the right, about 1.5 miles.

OFFER SUMMARY

List Price	\$1,875,000
Lot Size	10.957 acres
Utilities	Co-op Electric

HIGHLIGHTS

11 AG EXEMPT ACRES OF RAW LAND	SERENE POND AND A GROVE OF TREES
APPROX. 9 ACRES OF SECURE FENCE	NO CITY TAXES OR CITY PERMITTING
2 ACRE PARCEL IS FENCED ON 3 SIDES	AGRICULTURAL BENEFITS

LISTING PRESENTED BY:



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WilliamsTrew 
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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



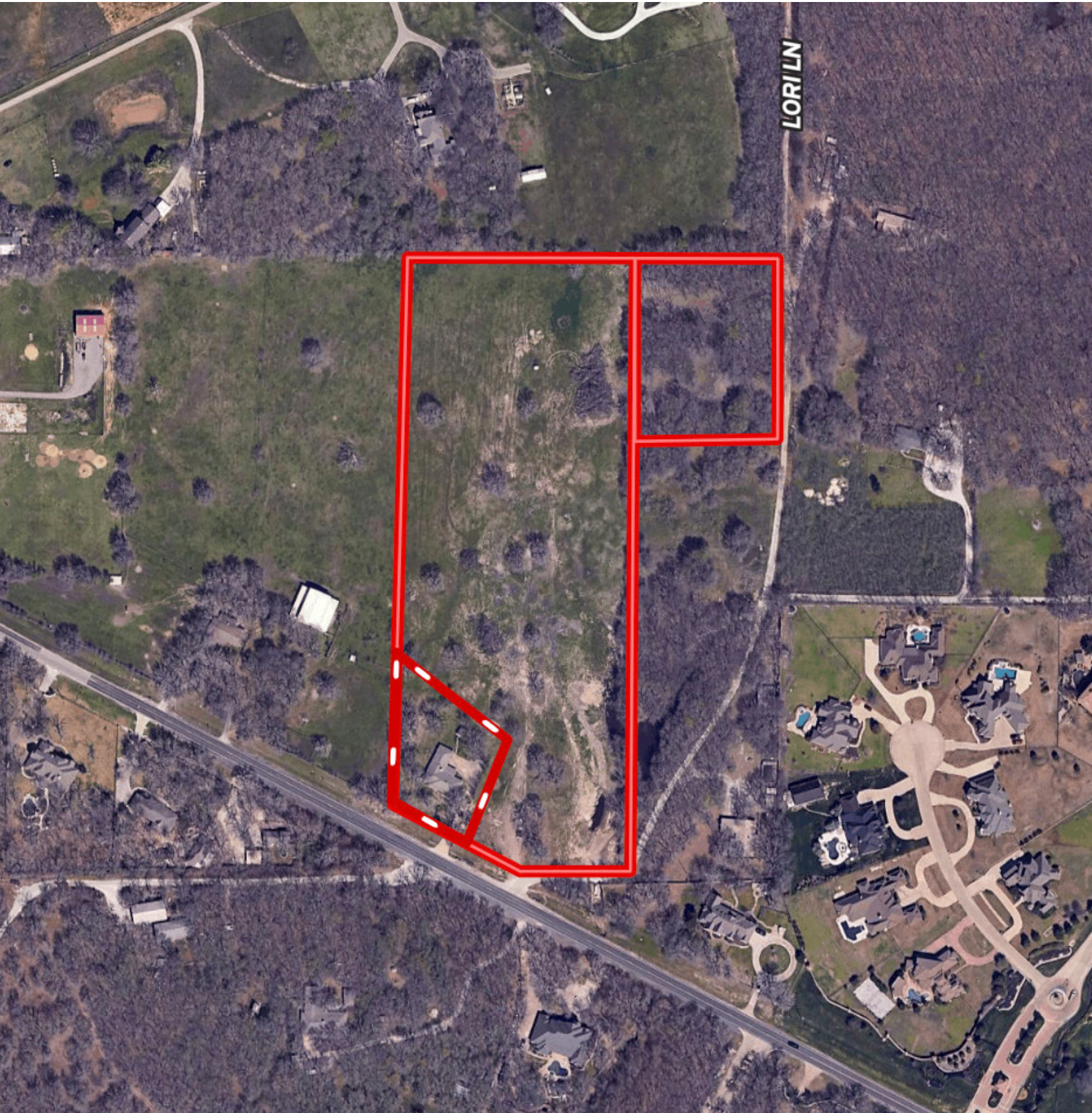
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PROPERTY PHOTOS



AERIAL MAP



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