

**Sale Name:** 13842 FM 56, Kopperl TX 76652

**LOT 1 - 13842 FM 56, Kopperl TX 76652**



### **Description**

13842 FM 56, Kopperl TX 76652

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### **Bosque County Land**

**Bosque County Land is a true gem waiting to be explored, present in the heart of Texas. This stunning property offers 24.47 acres of pure, unspoiled beauty with a cabin perched atop a private mountain overlooking the picturesque Lake Whitney and the Brazos River. The breathtaking views from this spot will leave you in awe, and you'll understand why it has been a cherished location for over 11,000 years, as evidenced by Paleo-Indian artifacts and ceremonial relics found on the land.**

**The property's "UNRESTRICTED" status opens the door to a wide range of possibilities. It's not just a beautiful place to live; it's a potential income generator. With approximately \$500,000 in property improvements already in place, you have a head start on realizing your**

**vision. Electric and Wi-Fi connectivity to the cabin at the top of the mesa ensures modern comfort in this pristine natural setting.**

**Furthermore, the "AG Exempt" status translates into significant tax savings, making this property a sound investment. The possibilities are only limited by your imagination, and with numerous building locations boasting beautiful lake views, you can create your dream oasis.**

**This unique property's diverse landscape features a mesa with 2 acres of buildable surface, easily mowable areas, and a dense "Permanent Greenbelt" that adds to the illusion of a much larger estate. With over 4,000 feet of superior quality goat/livestock fencing forming six separate pens, the land is well-prepared for breeding and farming.**

**For the equestrian enthusiast, the land offers direct access to approximately 200 acres of Equestrian Trails along Lake Whitney. This allows you to ride along the historic Chisholm Trail, an experience that horse lovers will truly appreciate. The property's commercial potential is also worth noting, with endless possibilities for corporate retreats, luxury spa ventures, Airbnb rentals, horse-related activities, exotics, and more.**

**If you're looking for a property with commercial potential, the valuable "Road Gravel" on-site can be sold to the county or used for personal purposes. White Mesa Farm, known for raising "Full Blood Spanish Goats," has been a part of this property. These goats are low-maintenance and resilient, making them ideal for the Texas climate. The experienced farm hand on-site ensures the livestock is well-cared for.**

**This captivating property, Bosque County Land, also benefits from its proximity to major cities. Located approximately an hour and a half from the Dallas-Fort Worth (DFW) metropolitan area and about an hour from Waco, it offers the perfect blend of rural tranquility and easy access to urban amenities. Whether you're looking for a weekend escape or a permanent residence, this property provides the best of both worlds.**

**Bosque County Land is more than just property; it's a canvas of endless possibilities. Whether you dream of a corporate retreat, luxury spa, Airbnb rentals, horse property, or simply a private sanctuary, this land can make your dreams a reality. It's a rare find, and the views from the mesa are sure to captivate your heart. Don't miss this opportunity to own a piece of Texas history and a slice of paradise. Act now and make your dream a reality.**

**Special terms and conditions, and Buyer's Premium apply for all sales.**

Quantity: 1



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