

# Prime Hwy 95 Acreage

## Little River-Academy, Bell County, TX



### 240 Acres

- Prime mixed-use development potential
- 3,000+ feet Acres Road frontage
- 2,700+ feet Knob Creek Rd frontage
- Offered at \$27,000 per acre



Click or scan to see full listing

### 27.4 Acres

- 2,540+ feet Hwy 95 frontage
- 2,400+ feet Acres Road frontage
- Commercial & mixed-use potential
- In Little River-Academy city limits
- Offered at \$40,000 per acre



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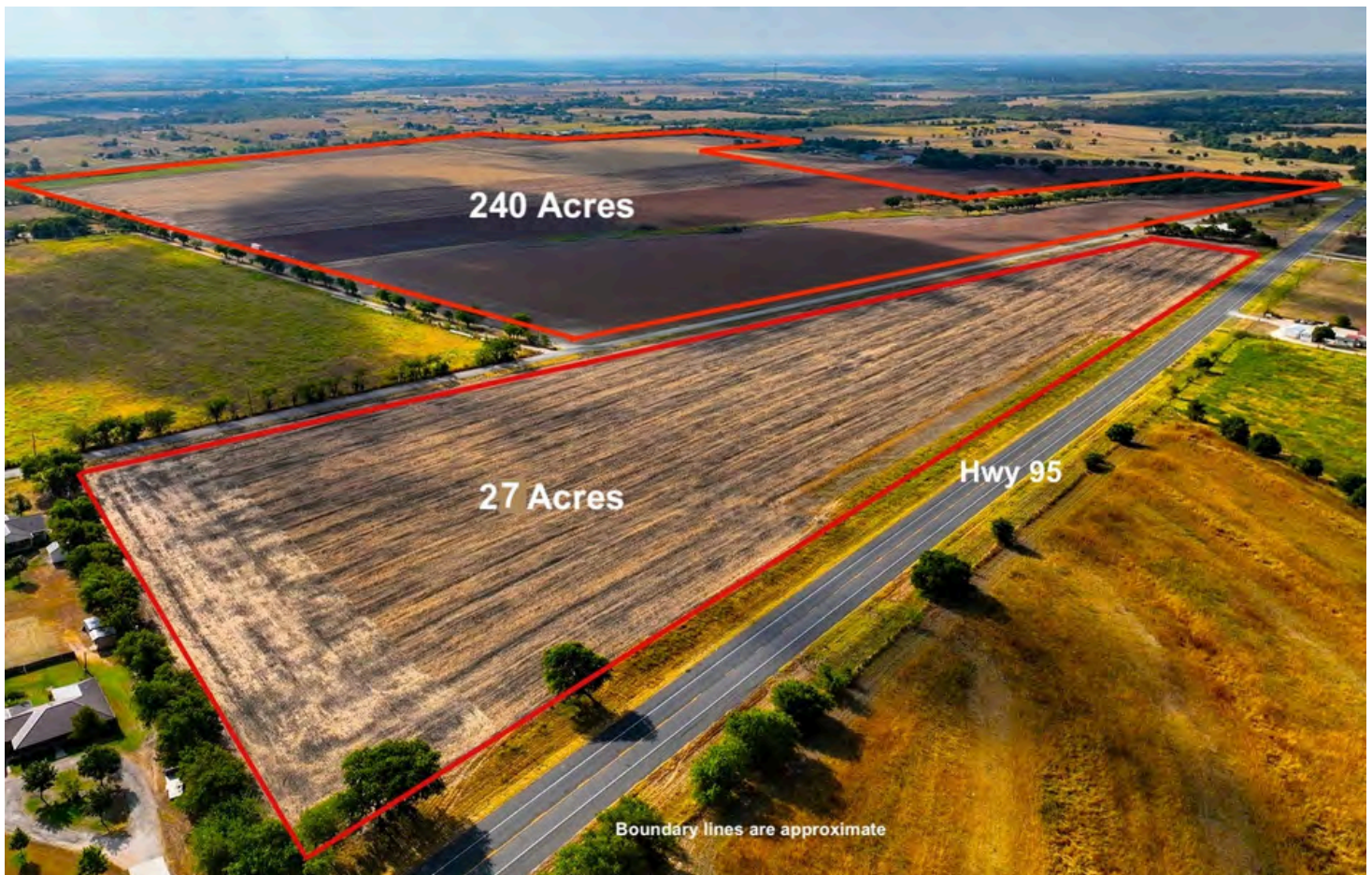




## Description

Presenting Academy Acres, located just north of Little-River Academy featuring two prime parcels totaling approximately 267 acres, just 3.5 miles from the Temple City Limits. The 27-acre tract has optimal frontage of 2,540 feet on TX Hwy 95 near the newly-opened Academy High School. The large 240-acre parcel of prime agricultural acreage on Acres Road is currently a working farm and is ideal to keep in agricultural production while waiting for future opportunities. May be sold in smaller parcels. Academy Acres is partially in Little River-Academy City Limits, and partially in the Temple ETJ. Knob Creek winds its way down the east perimeter creating a natural wildlife habitat. With 2,540 feet of frontage on Hwy 95, 5,400 feet of frontage on Acres Road, 2,700 feet of frontage on Knob Creek Road, and flat to gently sloping topography, this property is ideally shaped and positioned for optimal access and development. Take advantage of the small-town charm coupled with regional growth. Three CCNs border the property. Seller-imposed restrictions to be drafted.

*Buyer/Rep to verify all information deemed important prior to submitting an offer.*





# Photos



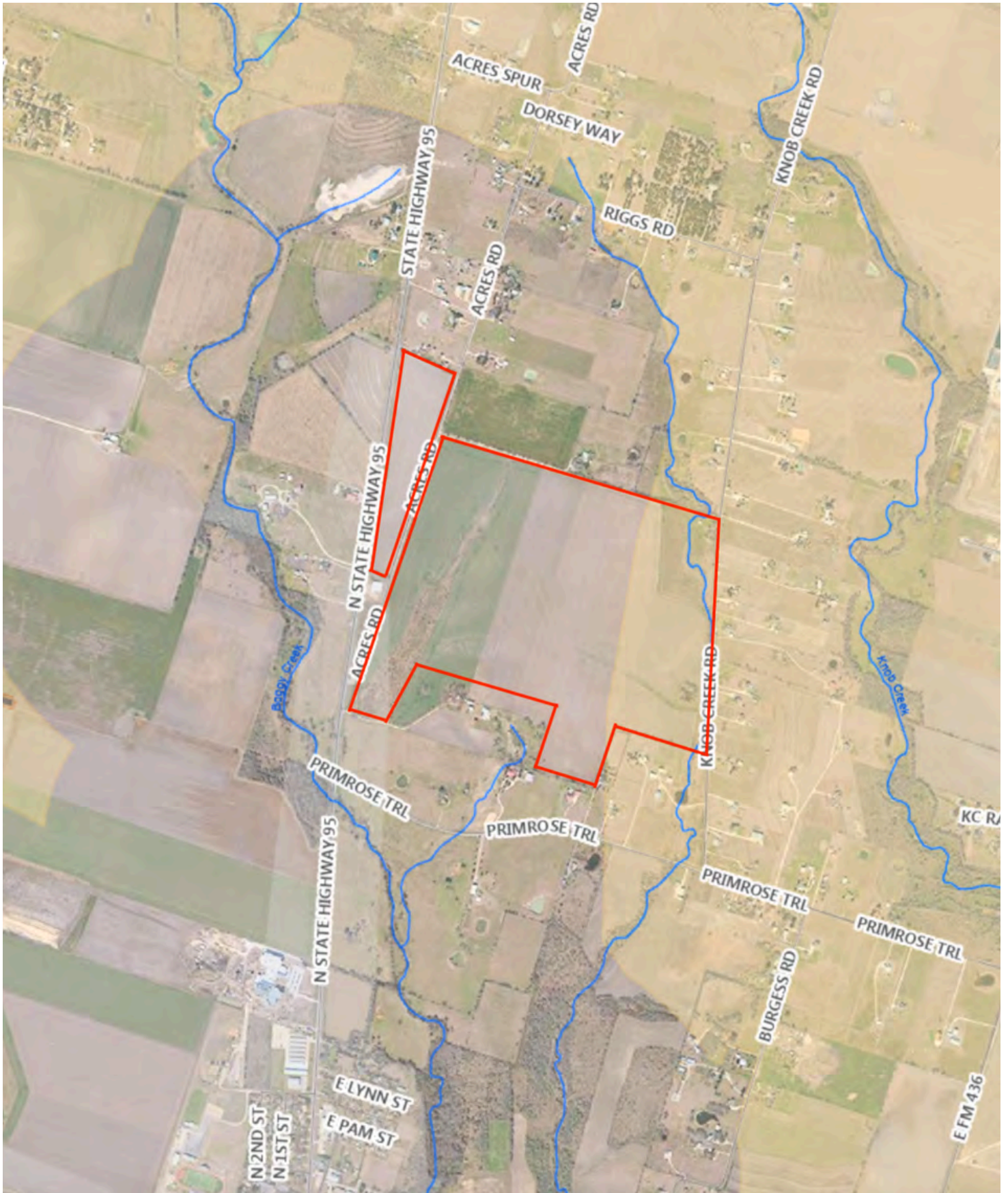


# Available Acreage





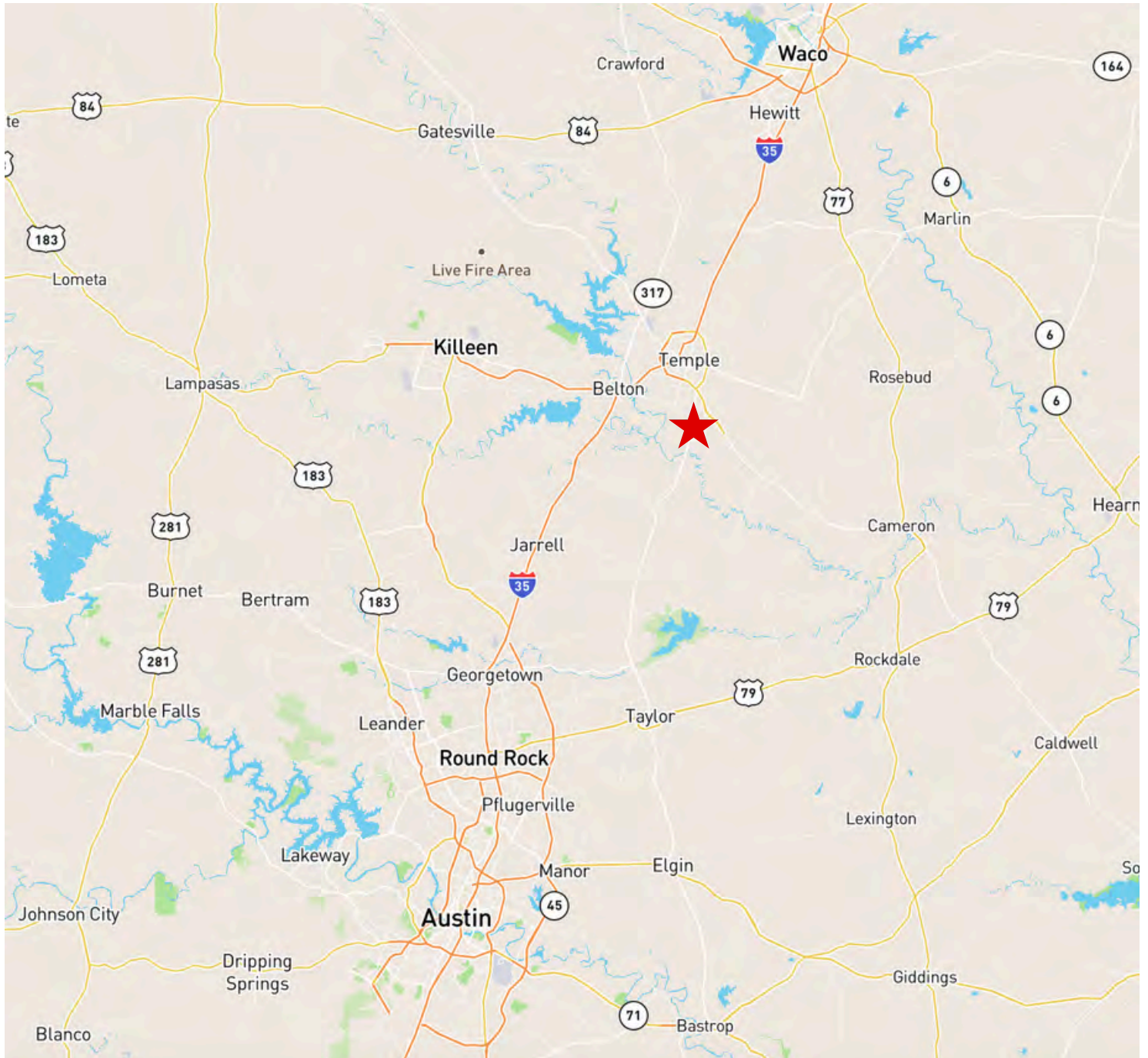
# Temple ETJ Map





# Location

- 1 mile to **New** Academy High School
- 4 miles to Temple
- 9 miles to I-35 in Belton
- 40 miles to Waco
- 42 miles to Georgetown
- 70 miles to downtown Austin
- 69 miles to Austin-Bergstrom International Airport
- 75 miles to Bryan-College Station



# Soil Report



Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•
Grazing Cultivation	•	•	•	•	•	•	•	•

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HOB	Houston Black clay, 1 to 3 percent slopes	172.19	64.82	0	46	2e
HeC	Heiden clay, 3 to 5 percent slopes	40.83	15.37	0	42	3e
AsB	Austin silty clay, 1 to 3 percent slopes	29.31	11.03	0	35	3e
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	13.26	4.99	0	46	5w
LeC2	Lewisville silty clay, 3 to 5 percent slopes, eroded	3.82	1.44	0	43	3e
HoC	Houston Black clay, 3 to 5 percent slopes	3.81	1.43	0	43	3e
AsC	Austin silty clay, 2 to 5 percent slopes, moderately eroded	2.31	0.87	0	26	4e
BrB	Branyon clay, 1 to 3 percent slopes	0.1	0.04	0	45	2e
TOTALS		265.63(*)	100%	-	43.91	2.46







Academy Acres - Hwy 95, Little River-Academy, TX  
Bell County, Texas, 266 AC +/-



240 Acres    26 Acres



## NOTICE

of the regulatory authority of the

### **CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT**

You are hereby notified that real property in BELL COUNTY falls under the jurisdiction of the Clearwater Underground Water Conservation District (CUWCD). The CUWCD is a political subdivision of the State of Texas with responsibility to preserve, conserve and protect the groundwater resources of Bell County. CUWCD's \*statutory authority is defined in Chapter 36 of the Texas Water Code. The CUWCD is governed by a locally elected Board of Directors and funded by ad valorem taxes at a rate 0.002708 cents per one hundred dollars of property valuation (\$ 0.002708 / \$ 100.00).

All existing water wells are subject to registration with the CUWCD. Additionally, any new well must be registered with the CUWCD prior to drilling. Failure to comply with these requirements may result in civil penalties and, in extreme cases, may involve mandatory well closure as prescribed by CUWCD rules.

In the case of change of ownership of real property, the new property ownership is complete once the documentation of said property is complete with Bell County Appraisal District thus transfer the well registration documents to their name. The disclosure of a well is the sole responsibility of the seller prior to official closing of the property.

If a well proves to be unregistered and not in good standing, it must immediately be registered with the District and there is no fee to do so. CUWCD's rules and management plan are available at [www.cuwcd.org](http://www.cuwcd.org). Its business office is located at 700 Kennedy Court Belton, Texas 76513. Questions regarding the well registration records to new owners may be directed to CUWCD's staff at (254) 933-0120.

*I hereby certify that I have received notice of the CUWCD*

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Signature

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Date

\*Clearwater Underground Water Conservation District (CUWCD) is a political subdivision of the State of Texas and underground water conservation district created and operating under and by virtue of Article XVI, Section 59, of the Texas Constitution; Texas Water Code Chapter 36; the District's enabling act, Act of May 27, 1989, 71<sup>st</sup> Legislature, Regular Session, Chapter 524 (House Bill 3172), as amended by Act of April 25, 2001, 77<sup>th</sup> Legislature, Regular Session, Chapter 22 (Senate Bill 404), Act of May 7, 2009, 81<sup>st</sup> Legislature, Regular Session, Chapter 64 (Senate Bill 1755), and Act of May 27, 2015, 84<sup>th</sup> Legislature, Regular Session, Chapter 1196, Section 2 (Senate Bill 1336)(omnibus districts bill); and the applicable general laws of the State of Texas; and confirmed by voters of Bell County on August 21, 1999.