

RIVER HILLS RANCH

Morgan Mill, Texas

River Frontage:

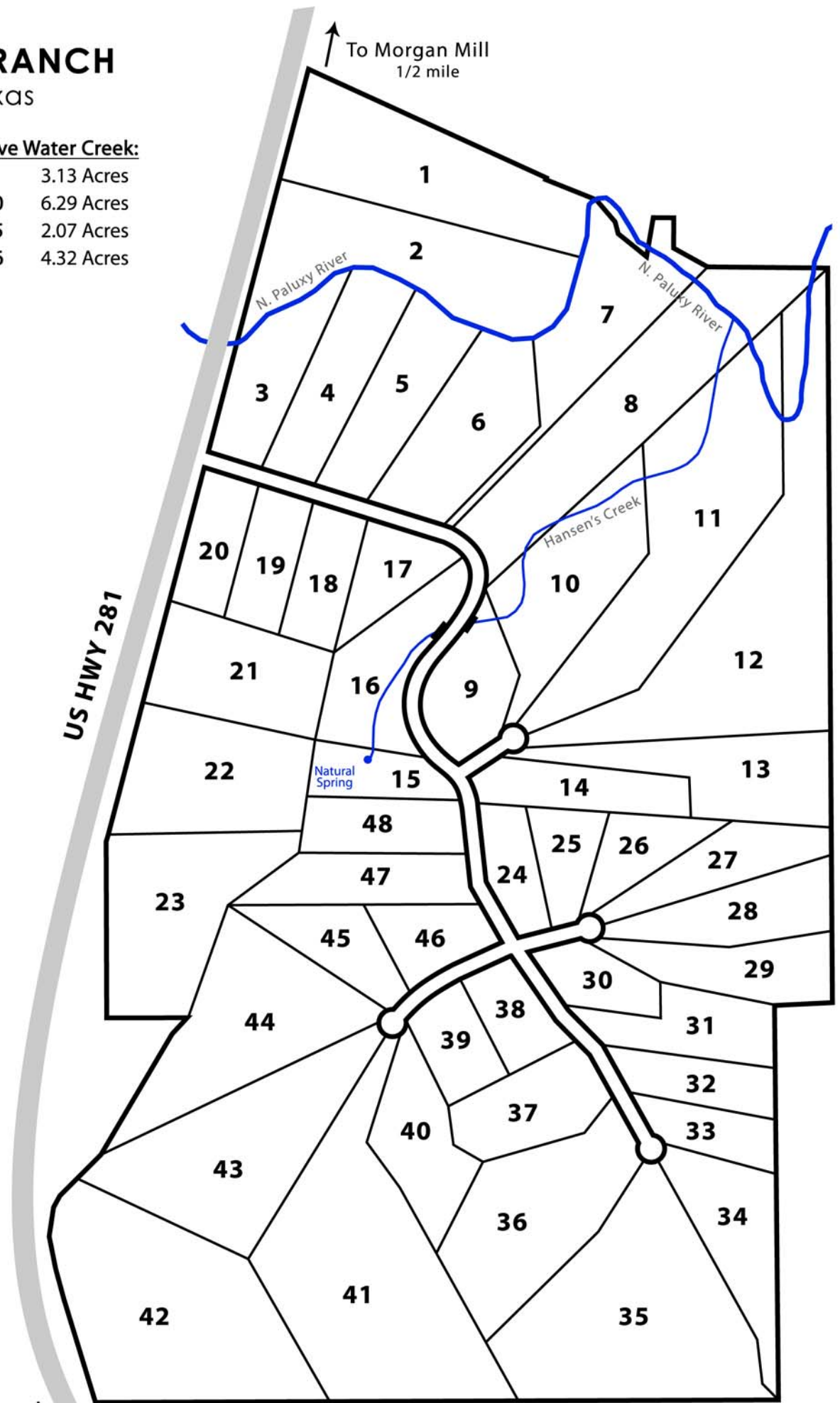
- 1 8.35 Acres
- 2 8.86 Acres
- 3 3.70 Acres
- 4 4.27 Acres
- 5 4.33 Acres
- 6 5.55 Acres
- 7 5.68 Acres
- 8 9.85 Acres
- 10 6.29 Acres
- 11 12.02 Acres
- 12 14.20 Acres

Live Water Creek:

- 9 3.13 Acres
- 10 6.29 Acres
- 15 2.07 Acres
- 16 4.32 Acres

Incredible Views:

- 13 5.26 Acres
- 14 2.96 Acres
- 17 2.32 Acres
- 18 2.50 Acres
- 19 2.47 Acres
- 20 2.47 Acres
- 21 5.33 Acres
- 22 6.56 Acres
- 23 7.44 Acres
- 24 2.00 Acres
- 25 2.01 Acres
- 26 2.17 Acres
- 27 3.14 Acres
- 28 3.71 Acres
- 29 3.51 Acres
- 30 2.01 Acres
- 31 3.25 Acres
- 32 2.38 Acres
- 33 2.03 Acres
- 34 4.32 Acres
- 35 12.49 Acres
- 36 7.57 Acres
- 37 3.64 Acres
- 38 2.12 Acres
- 39 2.21 Acres
- 40 3.83 Acres
- 41 14.00 Acres
- 42 12.38 Acres
- 43 9.08 Acres
- 44 8.08 Acres
- 45 2.71 Acres
- 46 2.26 Acres
- 47 3.36 Acres
- 48 2.78 Acres



River Hills Ranch

Morgan Mill, Texas

Sales or Tour Info Call Andy Hansen 817-559-1420

LOT #	Acres	Regular	Pre-Construction	Price/Acre	Comments
		Lot Prices	Special Pricing		
1	8.35	\$ 160,000.00	\$ 128,000.00	\$15,329.34	River Frontage, Fronts Hwy 2 81, Morgan Mill Water.
2	8.86	\$ 195,000.00	\$ 156,000.00	\$17,607.22	Lots of River Frontage & Fronts Hwy 281, Morgan Mill Water.
3	3.70	\$ 75,000.00	\$ 60,000.00	\$16,216.22	River Frontage & Fronts Hwy 281, Morgan Mill Water.
4	4.27	\$ 85,000.00	\$ 68,000.00	\$15,925.06	River Frontage & Fronts County Road, Morgan Mill Water.
5	4.33	\$ 85,000.00	\$ 68,000.00	\$15,704.39	River Frontage & Fronts County Road, Morgan Mill Water.
6	5.55	\$ 125,000.00	\$ 100,000.00	\$18,018.02	River Frontage & Fronts County Road, Morgan Mill Water.
7	5.68	\$ 95,000.00	\$ 76,000.00	\$13,380.28	River Frontage & County Road on both sides of the River, Morgan Mill Water.
8	9.85	\$ 175,000.00	\$ 140,000.00	\$14,213.20	River Frontage & Live Creek runs through it. Fronts County Road, MM Water
9	3.13	Not Available		Not Available	Frame House will be Remodeled or Demolished to meet Deed Restrictions.
10	6.36	\$ 125,000.00	\$ 100,000.00	\$15,723.27	Live Creek runs through it. Cul-De-Sac Lot. Fronts County Road, MM Water
11	11.94	\$ 210,000.00	\$ 168,000.00	\$14,070.35	River Frontage. Live Creek runs through it. Cul-De-Sac. On County Rd, MM Water
12	14.02	\$ 225,000.00	\$ 180,000.00	\$12,838.80	River Frontage. Views. Cul-De-Sac Lot. On County Road, Morgan Mill Water.
13	5.46	\$ 90,000.00	\$ 72,000.00	\$13,186.81	Great Location. Views. Cul-De-Sac Lot. On County Road, Morgan Mill Water.
14	2.96	\$ 52,000.00	\$ 41,600.00	\$14,054.05	Corner Lot, Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.

LOT #	Acres	Regular Lot Prices	Pre-Construction Special Pricing	Price/Acre	Comments
15	2.07	\$ 95,000.00	\$ 76,000.00	N/A	Natural Spring Source, 1800's Log Cabin(restricted), County Road Frontage, MM Water.
16	4.32	\$ 85,000.00	\$ 68,000.00	\$15,740.74	Long Live Creek runs through it. Fronts County Road, Morgan Mill Water.
17	2.32	\$ 50,000.00	SOLD	\$21,551.72	Great Location, County Road Frontage, Morgan Mill Water, Morgan Mill Water.
18	2.50	\$ 52,500.00	\$ 42,000.00	\$16,800.00	Great Location, County Road Frontage, Morgan Mill Water
19	2.47	\$ 50,000.00	SOLD	\$20,242.91	County Road Frontage, Morgan Mill Water
20	2.47	\$ 50,000.00	\$ 39,900.00	\$16,153.85	County Road Frontage, Morgan Mill Water
21	5.33	\$ 75,000.00	\$ 65,000.00	\$12,195.12	This Lot has it's own exclusive Hwy 281 Entrance, Perfect for Horses,
22	6.56	\$ 85,000.00	\$ 80,000.00	\$12,195.12	This Lot has it's own exclusive Hwy 281 Entrance, Perfect for Horses,
23	7.44	\$ 95,000.00	\$ 85,000.00	\$11,424.73	This Lot has it's own exclusive Hwy 281 Entrance, Perfect for Horses, Private
24	2.00	\$ 50,000.00	\$ 39,900.00	\$19,950.00	Conner Lot, Views, County Road Frontage, Morgan Mill Water
25	2.01	\$ 55,000.00	\$ 39,900.00	N/A	Great Location. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
26	2.17	\$ 55,000.00	\$ 39,900.00	N/A	Great Location. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
27	3.14	\$ 62,000.00	\$ 49,600.00	\$15,796.18	Great Location. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
28	3.71	\$ 72,000.00	\$ 57,600.00	\$15,525.61	Great Location. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
29	3.51	\$ 70,000.00	\$ 56,000.00	\$15,954.42	Great Location. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
30	2.01	\$ 55,000.00	\$ 44,000.00	\$21,890.55	Corner Lot, Great Location. Views. Cul-De-Sac Lot. On County Road, MM Water

LOT #	Acres	Regular Lot Prices	Pre-Construction Special Pricing	Price/Acre	Comments
32	2.38	\$ 55,000.00	\$ 44,000.00	Reserved	Great Location. Views. Trees, Character, On County Road, Morgan Mill Water
33	2.04	\$ 50,000.00	\$ 39,900.00	N/A	Great Location. Views. Trees, Character, On County Road, Morgan Mill Water
34	4.32	\$ 85,000.00	\$ 68,000.00	\$15,740.74	Top of the HILL, Views. Trees, Character, On County Road, Morgan Mill Water
35	12.49	\$ 175,000.00	\$ 140,000.00	\$11,208.97	Top of the HILL, Views. Trees, Character, On County Road, Morgan Mill Water
36	7.57	\$ 125,000.00	\$ 100,000.00	\$13,210.04	Majestic Views. Trees, Character, On County Road, Morgan Mill Water
37 House	3.65	\$ 289,000.00	\$ 269,000.00	N/A	Nice Custom Home about 12 years old & about 2,500.sf. 3 Bedroom, 2 Bath, 2 Car Detached Garage, Above Ground Pool, MAJESTICE VIEWS
38	2.12	\$ 55,000.00	\$ 39,900.00	N/A	Corner Lot, Great Location. Views. Cul-De-Sac Lot. On County Road, MM Water
39	2.21	\$ 55,000.00	\$ 39,900.00	N/A	Great Location. Views. Cul-De-Sac Lot. On County Road, Morgan Mill Water
40	3.83	\$ 95,000.00	\$ 75,000.00	\$19,582.25	Own a MOUNTAIN?, Views, Cul-De-Sac, Unbelievable!
41	14.00	\$ 175,000.00	\$ 140,000.00	\$10,000.00	Space to Roam. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
42	12.38	\$ 136,000.00	\$ 108,800.00	\$8,788.37	Hwy 281 Entrance, Seculded, Lots of Trees, draws and Character
43	9.08	\$ 125,000.00	\$ 100,000.00	\$11,013.22	Space to Roam. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
44	8.08	\$ 125,000.00	\$ 95,000.00	\$11,757.43	Space to Roam. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
45	2.71	\$ 60,000.00	\$ 48,000.00	\$17,712.18	Great Location. Views. Cul-De-Sac Lot. Fronts County Road, Morgan Mill Water.
46	2.26	\$ 55,000.00	\$ 44,000.00	\$19,469.03	Corner Lot, Great Location. Views. Cul-De-Sac Lot. On County Road, MM Water
47	3.36	\$ 65,000.00	\$ 52,000.00	\$15,476.19	Great Location. Views. Trees, Character, On County Road, Morgan Mill Water
48	2.78	\$ 60,000.00	\$ 48,000.00	\$17,266.19	Great Location. Views. Trees, Character, On County Road, Morgan Mill Water