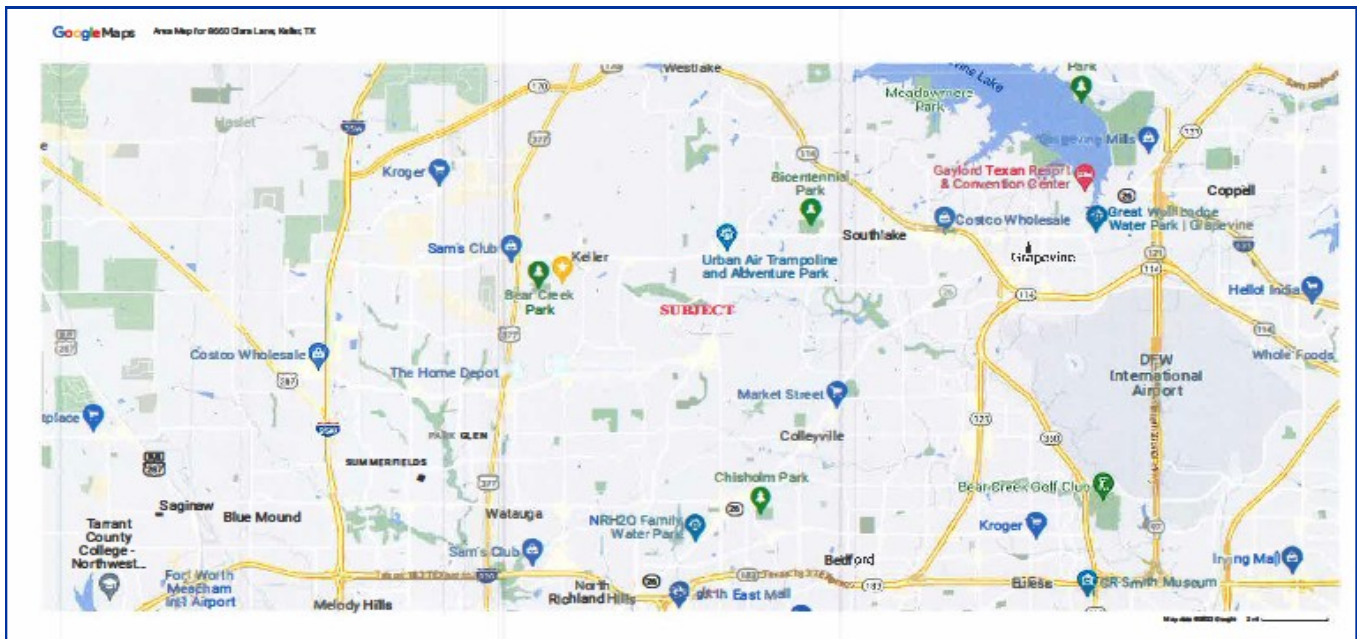


**SERENE COUNTRY HOMESITE**  
**ON 7.22 Acres Secluded Pasture Land**  
**8733 Indian Knoll Trail**  
**Keller, TX 76248**

**Off Market**

**Looking for an offer**

- ◆ Highly desirable single family neighborhood just west of Southlake
- ◆ Keller School District
- ◆ Older traditional brick home just off Shady Grove Road
- ◆ City of Keller Land Use Code: Low Density SF 36 (36,000 SF)
- ◆ Utilities -Public water, electricity, septic, propane tank to supply water heater and HVAC
- ◆ Water well with storage tank available, needs repair.
- ◆ Private gravel road (Clara Lane) access from Shady Grove Road to Indian Knoll Trail.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease .

**Contact Information:**

**RICHARD PERRY REALTY SERVICES**

*Richard Perry, Independent Broker*

(361) 726-9418 cell/text

12660 Hillcrest Rd. Suite 7107

Dallas, TX 75230

[richard@richardperryrealty.com](mailto:richard@richardperryrealty.com)

<http://www.richardperryrealty.com>

These wonderful 7.22 acres lie just north of Shady Grove Road in Keller. Would be a perfect place for your family compound.

The huge rectangular lot provides lovely cleared pasture for horses and would be a fine place for your perfect new build!

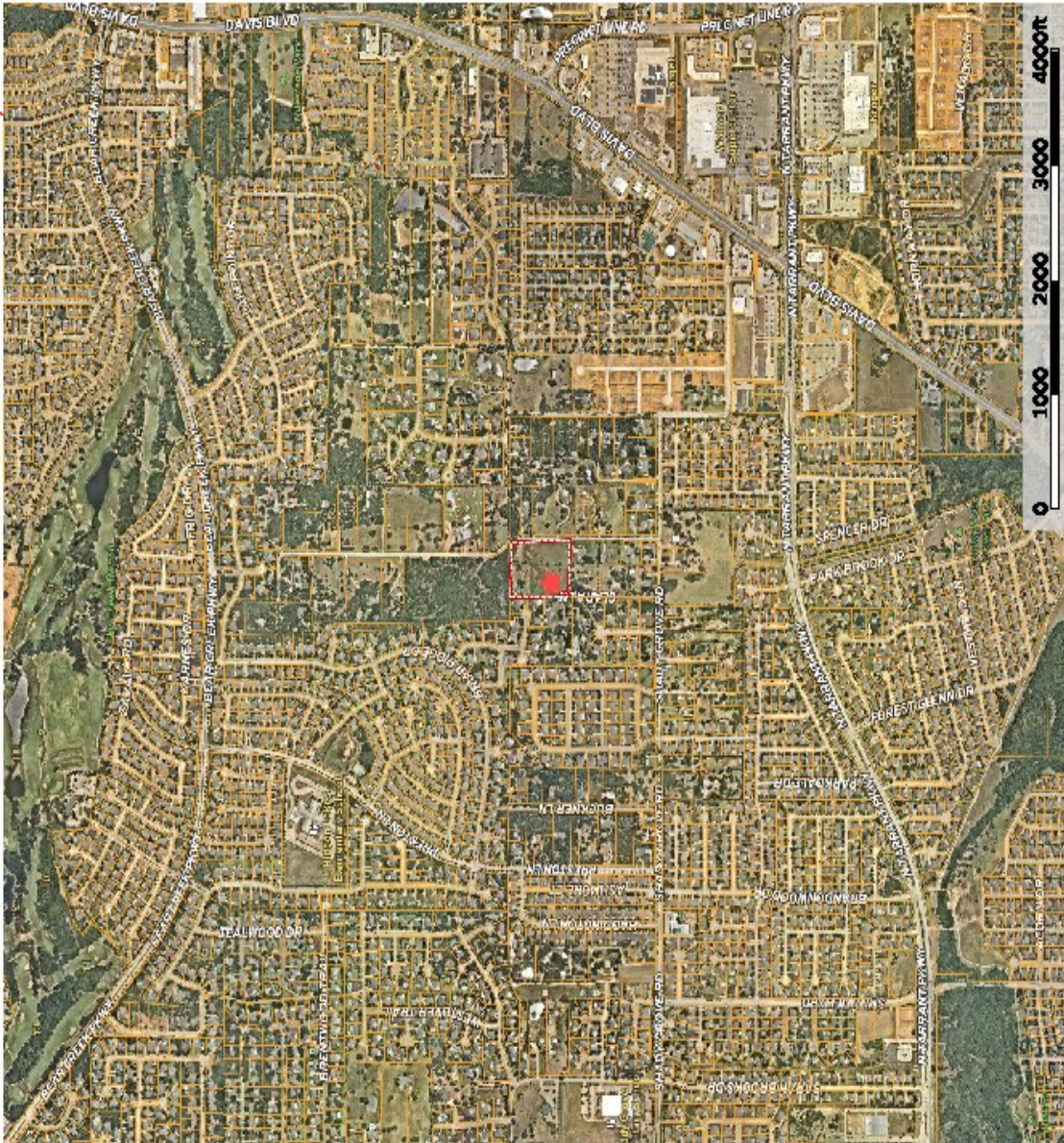
On the far north end of the property is an all brick custom built 1964 ranch style home of 3,152 square feet which could be updated for parents or adult children.

This location is quiet and secluded.....in an area of other fine homes and neighborhoods where North Richland Hills and Keller meet!

*Some of the best shopping in North Texas (Southlake) is only a hop and a skip away!*



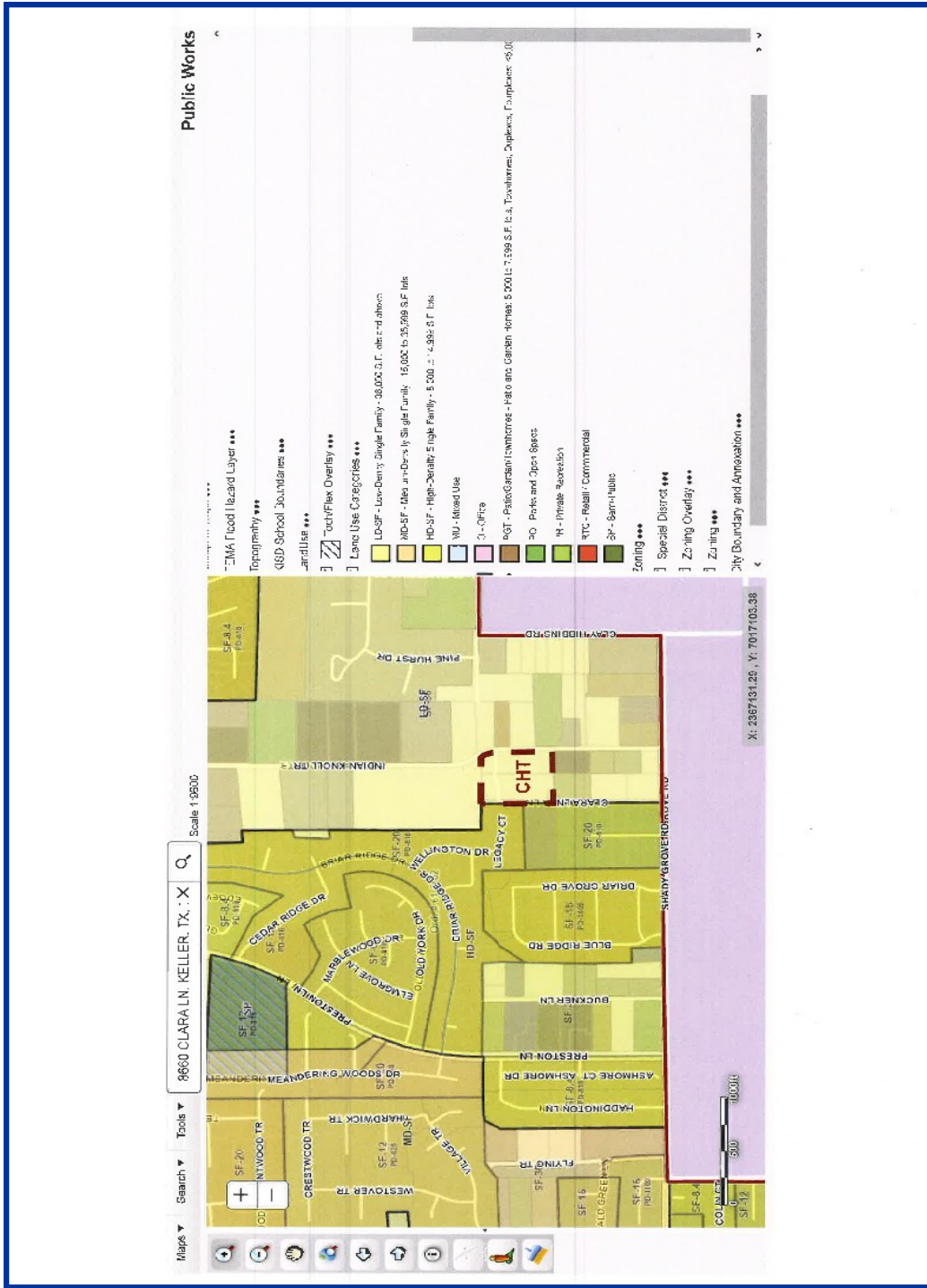
Keller Development Land  
Texas, 7.2 AC +/-



This information and associated features were obtained from sources that we believe to be reliable. MapInfo Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Richard Perry, Managing Broker  
P: 3617265418 <http://www.richardperreality.com> 158 Red Oak Ln

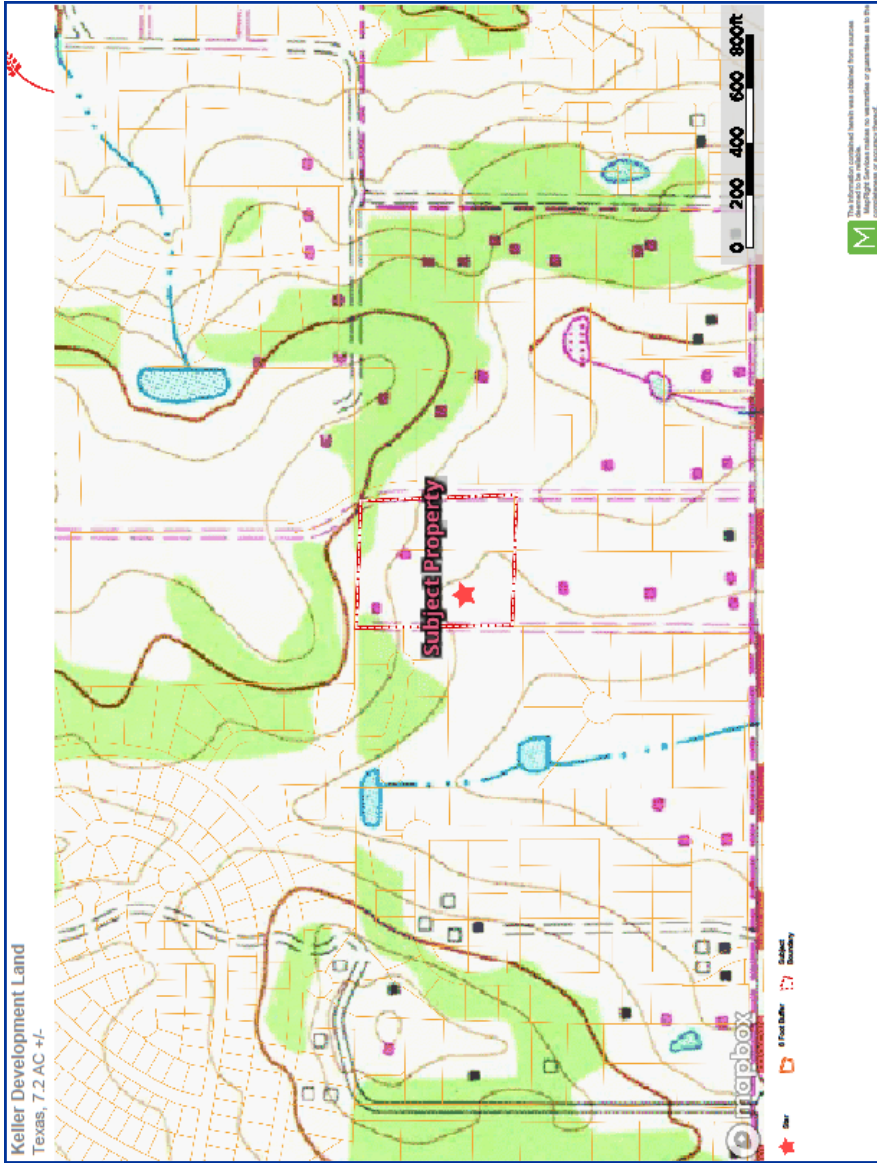
## OVERVIEW MAP OF PROPERTY



Source: City Of Keller Land Use Website

--- CHT Property Perimeter





Traditional Topo Map of Property



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT

**[WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)**

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YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

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TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

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**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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