

10.9 +/- Acres
Borth Road Krum, TX 76249



Details: Price: \$169,000 Restrictions: Deed Restricted Utilities: Electric Available, No City Services

Rolling topography with trees, and beautiful views available in Krum ISD! This great tract is currently ag exempt, and provides plenty of sites to build your new home.

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Deed Restrictions

- 1) Lot shall be used for residential and agricultural purposes only.
- 2) No residential structure shall be erected containing less than 2,000 square feet of air conditioned, heated area and exclusive of porches and garages. The exterior construction of the dwelling house erected on any lot shall be constructed of 80% brick or stone.
- 3) All fencing, buildings and structures shall be of new materials only.
- 4) No Mobile or Modular buildings or homes. All buildings are to be site built only.
- 5) No Junkyards or Salvage Yards.
- 6) No Commercial Businesses.
- 7) Minimum set backs on any lot shall be 25 feet, front/sides/rear.
- 8) Maximum height of any building shall be no more than 30 feet.
- 9) No Radio Towers or Antennas over 25 feet.
- 10) No noxious or offensive activity shall be carried out on the Property, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to the owner or owners of adjoining property. This is to include but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.
- 11) Restrictions may be modified upon the agreement of 80% of lot owners after all lots are sold by the Developer.
- 12) Outbuildings must be built simultaneously or after construction of main residence.
- 13) The lot must be kept free of visible trash and rubbish.
- 14) RV's must be kept indoors or under a carport.
- 15) No inoperable vehicles are allowed on the lot for more than 14 days.

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