



**\$195,000**

**Lot 19 Pr 1714  
Mico, TX 78056**

**MLS #: 1853792**



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## Residential Lots & Land

This stunning 6.4-acre lot, located in the highly sought-after Unit 1 near the gated entrance of Dancing Bear Ranch (DBR), offers breathtaking lake & hill country views. Lot 19 provides ultimate privacy, thanks to its expansive size, with no flood zones & multiple potential homesites to consider. DBR is a community known for its quality homes, excellent restrictions, paved roads, a central water system & access to Northside schools. Residents also enjoy a variety of amenities, including a lakeside park with a fishing pier, boat ramp, large pavilion, as well as the Blue Bonnet Park, featuring a play area & swimming pool.

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## Property Features

- **Property Type:** Residential Lots & Land
- **Sub Type:** Residential Lot and Acreage
- **Listing Status:** Active
- **County/Area:** Medina County
- **Zip Code:** 78056
- **Subdivision/Neighborhood:** Dancing Bear
- **School District:** Northside
- **Elementary School:** Henderson
- **Middle School:** Straus
- **High School:** Harlan Hs
- **Lot Size:** 6.416 acres
- **View:** Yes, See Location
- **Depth Feet:** 900
- **Description:** Undeveloped, Irregular
- **Front Feet:** 500
- **Frontage:** Private Street
- **HOA Fee:** 749
- **HOA Frequency:** Yearly
- **HOA Mandatory:** Mandatory
- **HOA Name:** DANCING BEAR POA
- **Improvements:** Paved Roads, Fire Hydrant W/In 500, Private Road
- **Location:** Cul-De-Sac/Dead End, In Subdivision, Hill Country View, Water View, Country View, Gently Rolling, Lake Medina
- **Miscellaneous:** No City Tax
- **Septic System:** Required, Allowed
- **Site/Area Features:** Boat Ramp, Dock, Fishing, Tennis Courts, Playground/Park, Controlled Access, Lake, Water Front Access, Lake/River Park, Boat Dock
- **Terrain:** Gentle Slope, Rolling
- **Total Tax:** 2729.74
- **Trees:** Many, Mature
- **Utilities Available:** Water System, Electric, Telephone, Cable TV
- **Utilities On Site:** Water On Site
- **Utility Supplier: Elec:** Bandera Coop
- **Utility Supplier: Gas:** Propane Priv
- **Utility Supplier: Grbge:** Private
- **Utility Supplier: Sewer:** Septic Neede
- **Utility Supplier: Water:** System



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