



Bass Lake Christian Retirement Community

Lots and Homes For Sale

Revision May 31, 2020

Under construction – More coming!

TAYLOR WAY

101 massey	102	103 jones	104	105	106	septic tanks down field	108	109	110	111	112	septic tanks
MARK											113	
201	202 smith	203	204	205	206	septic drain field	207	208	209	210		211
212	213	214	215	216	217	septic drain field	218	219	220	septic tanks 221		222
LUKE											311	
301	septic drain field	302	303	304	305	306	307	308	309	310		313 jones
312 crandell	septic drain field	314	315	316 turner	317	318	319	320	321 jones	septic tanks 322		410
JOHN												
Sewer Property		401	402 zurcher	403 zurcher	404	405	406	407	408	409	409A	septic drain field
		septic tanks										

septic
drain field

septic
drain field

septic
drain field

septic
drain field

411

All properties are for sale
by owner

**BASS LAKE
CHRISTIAN RETIREMENT COMMUNITY**

revision 05/29/2020

**LOTS FOR SALE
IN GREEN**

FOR	CONTACT	PHONE
colom	Tracy Colom	903-352-6879
massey	Walt Massey	972-879-4837
jones	Teresa Jones	903-882-3055
turner	Jim Turnan	903-278-9109
jester	Richard Jester	903-360-3514
crandell	Dennis Crandell	(512) 908-8261
zurcher	Margaret Zurcher	559-679-3414
smith	Richard Tekell	972-896-3663

COUNTY ROAD 424
FM 1995 1/4 mile →

What is Bass Lake Christian Retirement Community (BLCRC) ?

Location of BLCRC

BLCRC is located in East Texas about half way between Van and Lindale, on County Road 424, off FM Road 1995. It is adjacent to the SOWER ministry office (see map).

BLCRC the organization/corporation

BLCRC is a unique Christian organization operated similar to a Homeowner's Association (HOA) although it is not clearly defined as such. BLCRC is a member-controlled corporation, managed by a Board of Directors. The Board of Directors handles day to day matters, enforces all applicable rules (bylaws, city, county, state and federal laws) and makes decisions on behalf of the corporation. There are a limited number of memberships available (64, based on the number of lots). BLCRC, and by extension, its members, have the responsibility to follow the rules and regulations put in place at all levels of the government. Much of this is reflected in BLCRC's bylaws.

Board of Directors

The Board of Directors are elected from and by the membership at the Annual Meetings. They have the duty to act according to what is in the best interests of the corporation and its members. The Board of directors also has the task of making decisions when an event occurs which is not specifically addressed in the rules (bylaws and city, county, state and federal laws).

Members

Every member makes the choice to join BLCRC and in doing so, agrees to abide by its rules, both formal (bylaws, etc.) and informal (decisions by the Board of Directors). If the Board of Directors makes a decision which is unpopular, the members have the right to propose a change in the bylaws at the annual member's meeting. Any member can propose a change in the bylaws and effect changes by member vote.

The State of Texas and BLCRC

The State of Texas recognizes BLCRC as the owner of the land and gives it (the corporation) rights as the owner. BLCRC gives its members some rights to the land. Members are given a lot to use within the limitations of the bylaws and building codes. Each lot has full RV hookups (50/30 amp electric, sewer, well water and city water). Annual dues of \$800 (2020) pay for water, sewer, trash service and property taxes on the land. Members own the improvements (buildings) on the land and pay taxes accordingly. Members do not have the same rights or responsibilities as a typical deed holding homeowner because members do not own the land under which their homes, RV ports, etc. are situated. BLCRC owns the land. Members pay for the right to use it.

LOT 101



A corner property with views of fields to the west and south.

Contact Walt Massey at 972-979-4837

LOT 202



A handsome lot with a covered manufactured home. Trees to the North.



Contact Richard Tekell at 972-896-3663.

Lot 312

FOR SALE: RV Port & House located at Base Lake Christian Retirement Community (BLCRC), Lindale, Tx, across from the Sower Office. Corner lot. Front overlooks the Sower property, right front is leach field, left front is common property to road and back is vacant. Annual dues at BLCRC is: \$800. Includes water, garbage and sewer. Electric is metered.

RV Port: 26'W x 47'L x 13' 1"H

House: 26' x 37' (900 SqFt) 1BR, 1bath/shower, LR, DR, Kitchen. Propane & Electric, Front Deck & Side Ramp

Storage Shed: 10' x 12'

Asking: \$129,500

Contact : Dennis or Marilyn Crandell, Sower#2332
(512) 968-6261 or (512) 771-4648



LOT 316



A lot with a manufactured home under pavilion. Extra space on patio and in "man cave" attached to structure.

For sale by owner. Call Jim Turman at 903-279-9109.

LOT 321



Excellent east Texas home base! Lot in Bass Lake Christian Retirement Community with 900 sq ft living space. Has separate 10 x 12 room for sewing, crafts, office, etc. Upstairs is open and currently has a workshop, an exercise area and storage. Completed July 2017. Features include: One bedroom. One bath. Walk-in shower. Hickory wood floors in living and dining area. Carpet in bedroom and closet. Tile flooring in kitchen, bath and entry ways. Knotty alder cabinets and wood trim throughout. Granite counter tops in kitchen with stainless steel sink. Knotty alder pocket doors. Large pantry. His and hers bathroom sinks. Built-in chest of drawers in closet. 9 foot ceilings with ceiling fans in living room and bedroom. Dual fuel stove (propane cook top with electric oven). Washer/dryer hookups. Cell phone signal booster. Metal roof and siding. Tankless water heater. Full hook-ups for RV, with 30 and 50 amp service. Heat pump with propane backup.

Pictures:

https://www.dropbox.com/sh/8ij4l0fiol0th3s/AACvRLuOhrOB_slcjHHw8F1Ua?dl=0

\$149,900 (Open to offers. Owner will not finance.)



Call or text: 903-882-3666.

LOT 323



This structure features a large screened room on its east side. Lots of room for RV and pull vehicle or car in the enclosure.

For information, contact Tracy Collom (owner) at 903-352-6879.

Scan down for next entry

LOT 402



A clean lot ready for use as an RV spot (full 50/30 amp, well water, city water and sewer hookups) or for building a home structure.

Contact Richard Tekell (owner's son) at 559-679-3414.



The SOWER Office is adjacent to BLCRC



The SOWER office is on the southeast corner of the BLCRC property.



The Community Center at BLCRC

