

+/- 118 ACRES COLLIN COUNTY

15706 STATE HWY 160 • BLUE RIDGE, TX
GREAT INVESTOR PROPERTY

+/- 118 acres located in Northeast Collin County, Texas. This property features .4 miles of Hwy 160 frontage, an entrance off SH 121, rolling to flat terrain, scattered trees, open pastures, a large spring-fed pond, 2 creeks, a pecan grove and a small farm house and shop.

The owner is willing to lease back the property. With the tremendous growth moving north up SH 121 this is sure to be a good long term investment and future development tract. Flexible property usage allows for residential and commercial use.

Summary:

- +/- 118 Acres
- Sloping to Flat Terrain
- Good Grass/Grazing
- Open Pasture to Heavy Trees
- Pecan Grove
- .4 Miles SH 160 Frontage
- Entrance off SH 121
- Owner Will Lease Back
- Ag Exemption in Place
- Price: \$1,416,000
- MLS #13251845

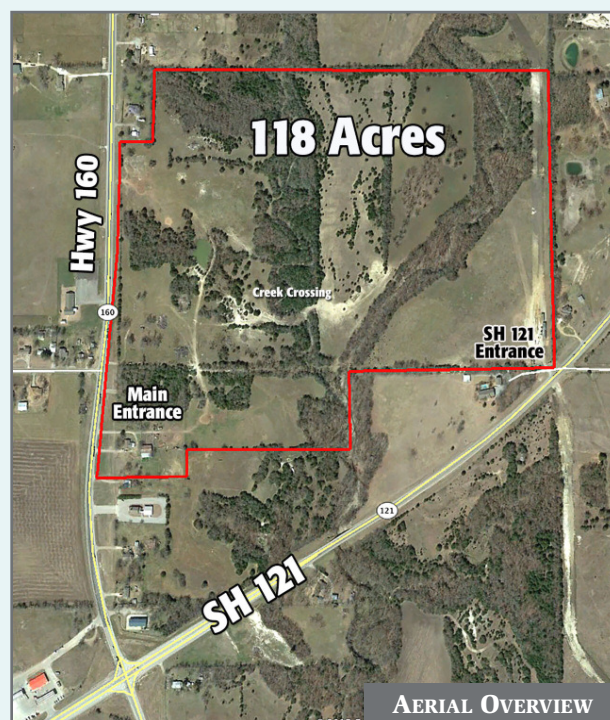
Location: Property is located 14 miles northeast of US 75, 6 miles north of Blue Ridge, and 3.75 miles south of Trenton. About 17 miles from McKinney.



LARGE SPRING-FED POND



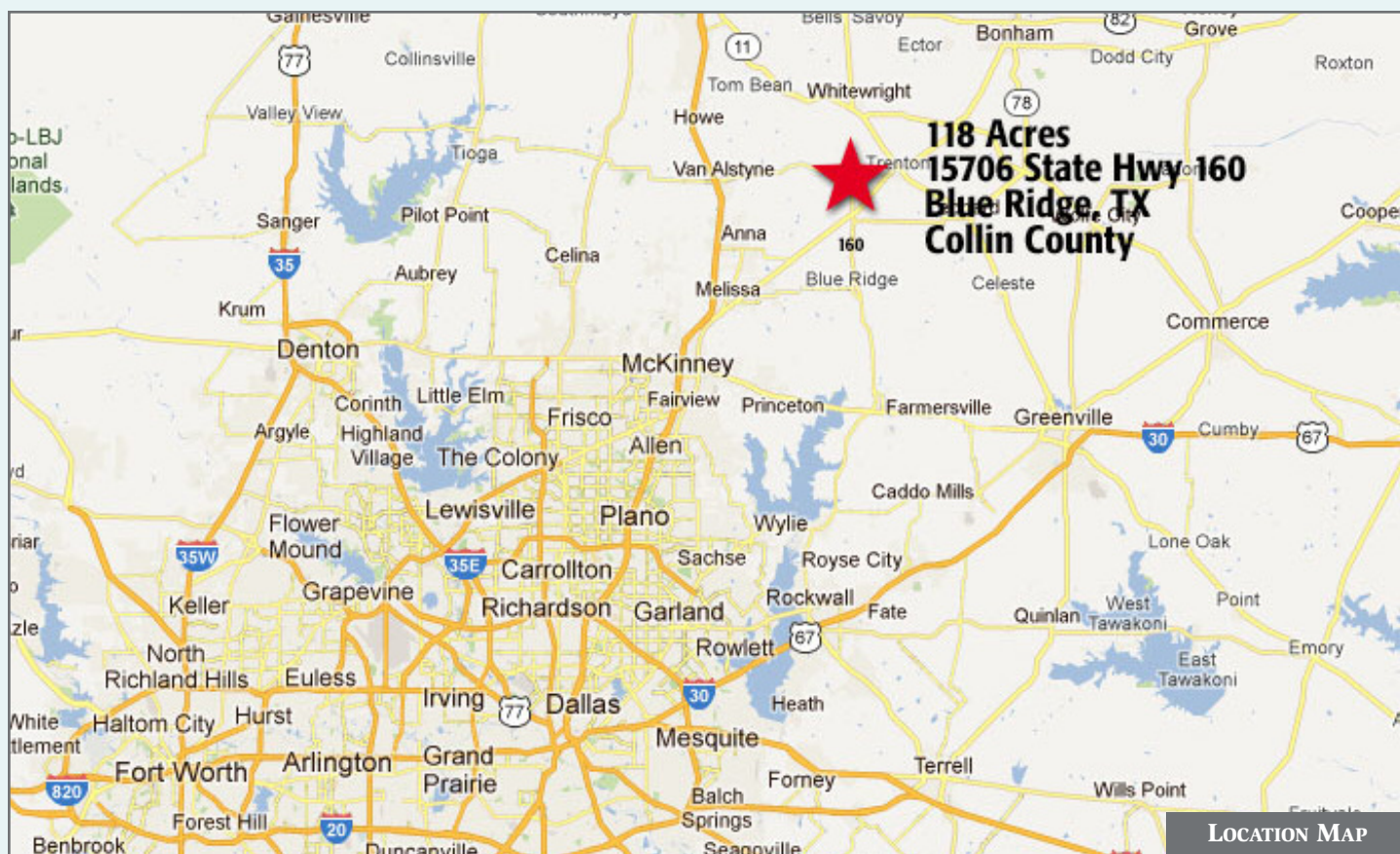
PECAN GROVE



AERIAL OVERVIEW



SH 121 ENTRANCE

**LOCATION MAP****HOUSE & METAL BLDG****WEST CREEK CROSSING**

Located .2 miles north of SH 121 on Hwy 160. Call for showing and property access instructions.

BEN THOMAS COMPANIES

901 Riviera Drive

Mansfield, Texas 76063

Ph: 817.925.8716

Fax: 682.518.5174

www.benthomascompanies.com

Contact:

Gene Fichte, Broker/Owner

Cell: 817.925.8716

Email: gene@benthomascompanies.com



FACT SHEET

PROPERTY INFORMATION: +/- 118 Acres located in Collin County, Texas

LOCATION: Property is located near Whitewright, Texas on Hwy 160 just .2 miles north of SH 121. Property has .4 miles frontage on 160 and an entrance off of SH 121. Location is only 14 miles east of US 75 (Central Expressway), 11 miles east of Melissa/Anna and 17 miles east of McKinney, TX.

LEGAL: 5 tracts totaling +/- 118 acres. Four tracts are situated in the RK Smith Survey, Abs. A0887, Tracts 9, 5, 3, 4 (.64, 11.5, 1 & 2.18 acres); and one tract is situated in the JJ McMennay Survey, Abs. A1071, Tract 2 (102.34 acres)
All 5 tracts are located in Collin County.

<u>Collin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1:	.64 Acres	1029602	R-6887-000-0090-1
Tract #2:	11.50 Acres	2122146	R-6887-000-0050-1
Tract #3:	1.00 Acres	1029540	R-6887-000-0030-1
Tract #4:	2.18 Acres	1029559	R-6887-000-0040-1
Tract #5:	102.34 Acres	1029915	R-7071-000-0020-1

WATER: Onsite

ELECTRIC: Onsite

GAS: Propane

SEWER: Septic

PHONE: Onsite

FEATURES: The property features two creeks, one with a crossing, the other with a crossing that needs to be reconstructed, a large spring-fed pond that has never gone dry, large open pasture areas, areas of heavy trees and brush and a pecan grove. Property has a 1600 sf house, a shop and some pens. There is .4 miles of road frontage on Hwy 160 and an entrance on SH 121. Great investor property.

SCHOOLS: Trenton Independent School District

TAXES: Property is ag-exempt.