

GRAYSON COUNTY 10.49 ACRES

LOCATED ON HWY 160 NORTH OF SH 121

10.49 acres located in Grayson County, Texas. This property features open pasture land with trees along the property lines with a privacy treeline along the front.

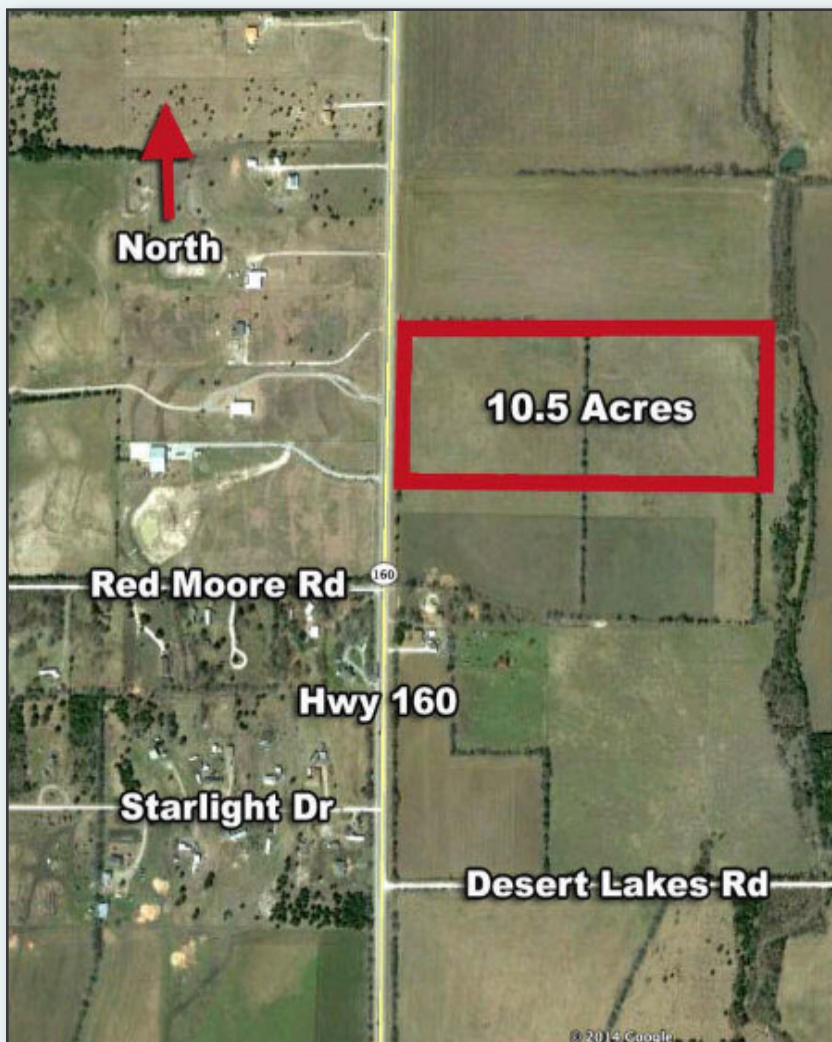
The property is perfect for someone who wants to build a country home, barn, outbuilding or business with room for livestock and recreation.

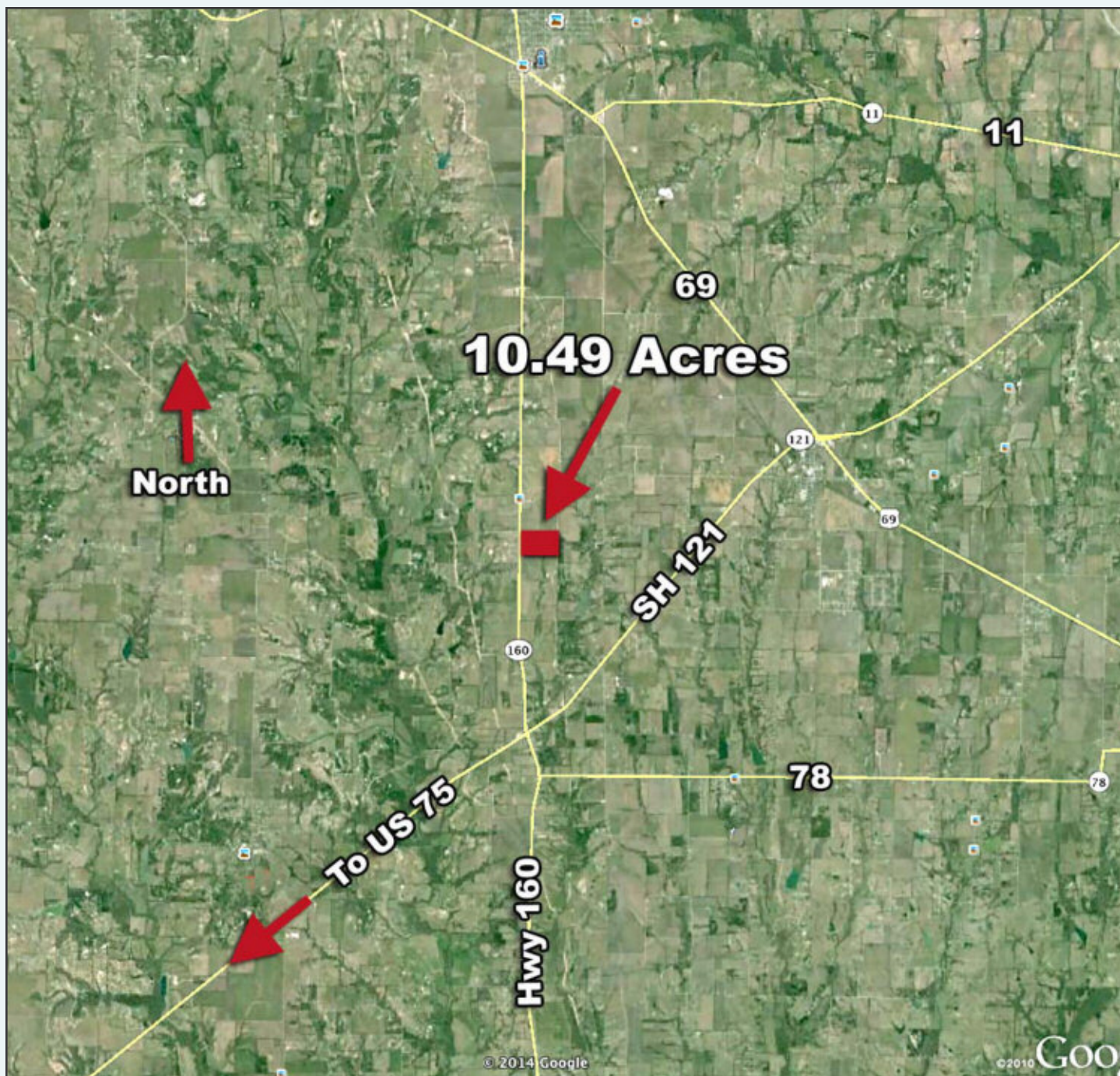
This property has 550' of paved road frontage along Hwy 160 and is configured nicely to build a home or commercial building.

Priced to sell this property offers a great way to enjoy the country lifestyle without spending a fortune on more acreage than you really need. Property can be divided. Inquire for details.

Property is located 14 miles northeast of US 75 just 2 miles north of SH 121, and 16 miles east of McKinney.

Price: \$75,000





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FACT SHEET

PROPERTY INFORMATION: 10.499 Acres in Grayson County.

LOCATION: Property is located on Hwy 160 two miles north of SH 121, 14 miles east of US 75 (Central Expressway), 12 miles east of Melissa/Anna and 16 miles northeast of McKinney, TX.

LEGAL/TAX: 10.499 acres situated in the W.D. Cowart Survey, Abstract No. 308, Grayson County, Texas.

<u>Grayson County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1:	10.49 Acres	132998	282-0308002

WATER: Available On Site

ELECTRIC: Available on Site

PHONE: Available on Site

GAS: Propane

SEWER: Septic

FEATURES: The property features open improved pasture, nice paved road frontage with a privacy treeline at the road and along the property lines. Possible usages would include residential, recreation, farming, investment and commercial.

SCHOOLS: Trenton Independent School District

TAXES: 2013 taxes: \$92.28
Property is currently ag-exempt.