

FACT SHEET

PROPERTY INFORMATION: 20 Acres located in Collin County, Texas

LOCATION: Property is located in Anna, Texas on Wild Rose Lane just off SH 121.
Location is only 8 miles north of US 75 (Central Expressway), 11 miles north of McKinney, TX and 25 minutes from Plano, TX.

LEGAL: 2 tracts totaling 20 acres situated in Wild Rose Farms Subdivision, Lots 15 & 16, Anna, Texas, Collin County

<u>Grayson County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1:	10.00 Acres	2029688	R-3273-000-0160-1
Tract #2:	10.00 Acres	2666675	R-3273-000-0150-1

WATER: City Water

ELECTRIC: Co-op Electric

GAS: Propane

SEWER: Septic

PHONE: Available

FEATURES: The property features 20 beautifully-manicured acres, an incredible ranch home, pool, hot tub, dry sauna, guest house with gym and shop, two large stocked ponds, barn with upscale living quarters, creek frontage with year-round live water, and much more.

SCHOOLS: Anna Independent School District

TAXES: Property is ag-exempt, except for one acre containing the main house.