

## COLLIN COUNTY 79.17 ACRES

### FORMER DRIPPING SPRINGS HORSE FARM

79.17 acres located in Northeast Collin county. This former horse farm features a 6-acre lake, lakeside cedar gazebo, fishing pier, dock and barn/shop. The property is perfect for someone who wants to build a lakeside home with room for livestock and recreation.

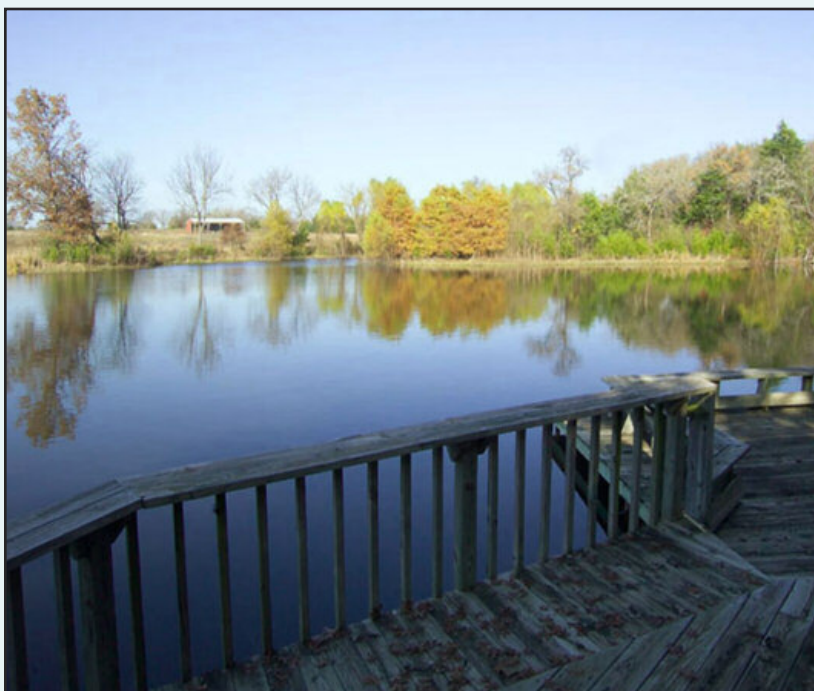
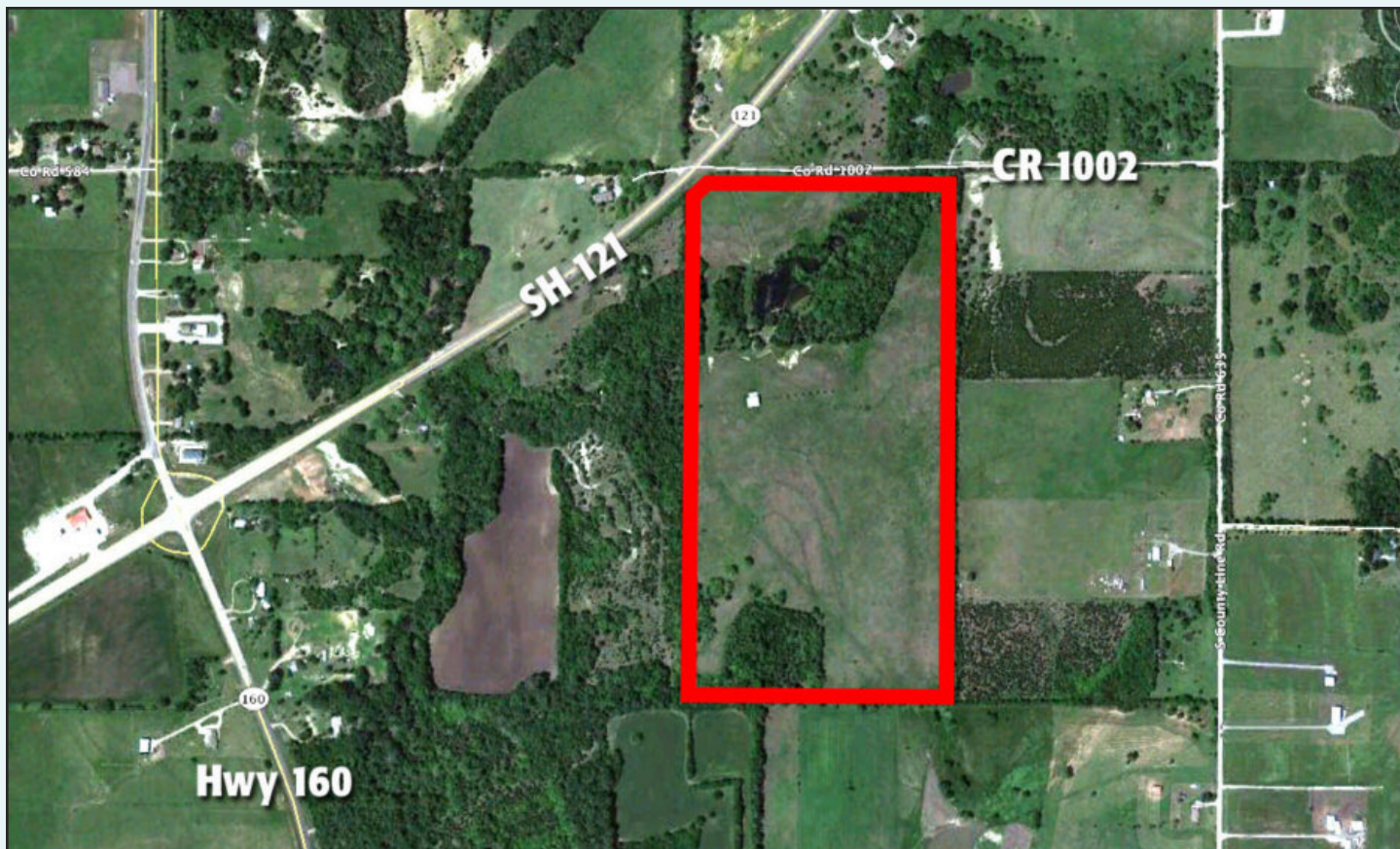
There are great potential homesites around the lake and plenty of open pasture area to build an arena, additional outbuildings and plenty of room for grazing. The property has been vacant for several years and is in need of some TLC. Great potential with some clean-up.

Property is located 15 miles northeast of US 75 just off SH 121, 4 miles south of Trenton and 6 miles north of Blue Ridge.

Price: \$799,000







**BEN THOMAS COMPANIES**

901 Riviera Drive  
Mansfield, Texas 76063  
Ph: 817.925.8716  
Fax: 682.518.5174  
[www.benthomascompanies.com](http://www.benthomascompanies.com)

# FACT SHEET

PROPERTY INFORMATION: 79.17 Acres

**LOCATION:** Property is located in Trenton, Texas at the corner of SH 121 and County Rd 1002. Location is only 15 miles east of US 75 (Central Expressway), 11 miles east of Melissa/Anna and 18 miles east of McKinney, TX.

**LEGAL:** 3 tracts totaling 79.17 acres situated in the CC Morrison Survey, Abs 656, Collin County, Texas

<u>Collin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1:	21.37 Acres	2089186	R-6656-000-0030-1
Tract #2:	22.61 Acres	1029210	R-6656-000-0020-1
Tract #3:	35.18 Acres	1029201	R-6656-000-0010-1

<u>Fannin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Trenton ISD:	79.17 Acres	78987	0656-001-001-0000-C7

**WATER:** Provided by Desert Water Supply, Meter Onsite

**ELECTRIC:** Meter Onsite

**GAS:** Propane

**SEWER:** Septic

**PHONE:** Available

**FEATURES:** The property features a 6 acre lake, cedar gazebo with pier and dock, a 44x50 shop on slab (2,200 sf) and a 15x48 (720 sf) open covered building with metal siding, wood frame and four stalls.

**SCHOOLS:** Trenton Independent School District

**TAXES:** Property is ag-exempt.