

130 +/- Acres

FM 47—Wills Point, TX 75169

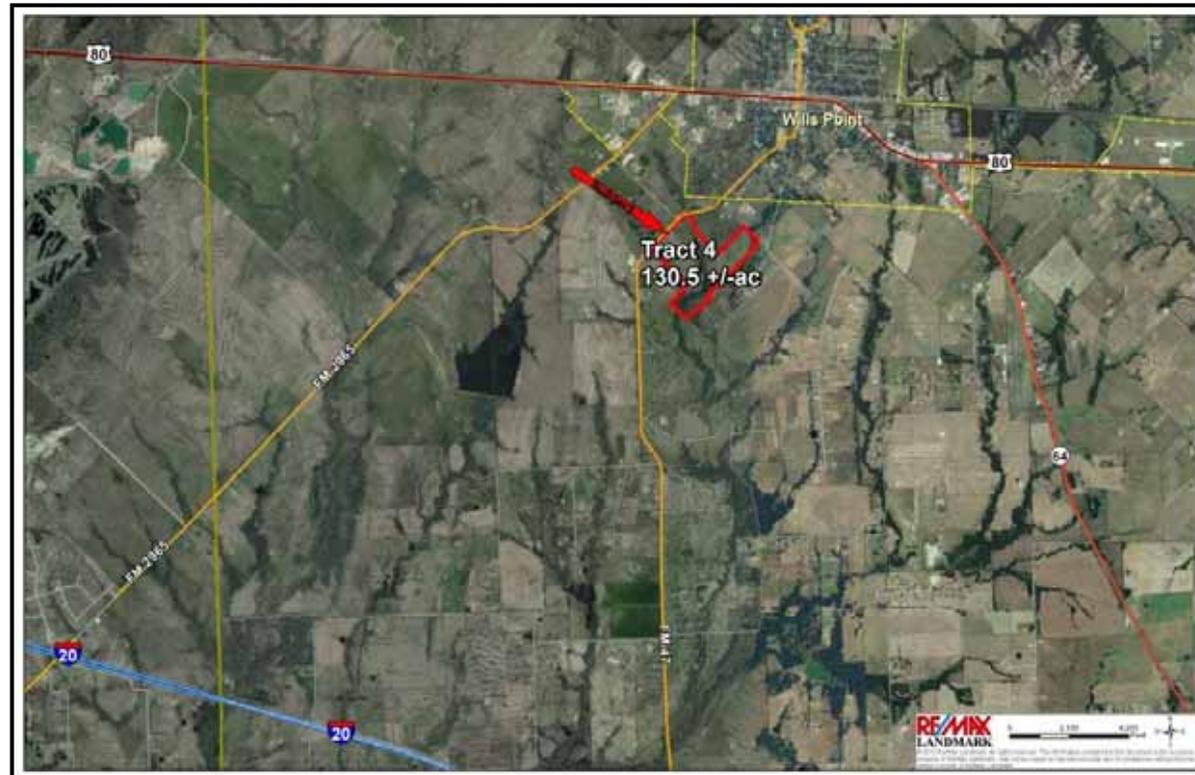
FOR SALE

\$400,000

GREAT HOME SITE NEAR I-20 & HWY 80

DIRECTIONS

From Dallas, take US Hwy 80 East for 37 miles to Wills Point, then Right (South) on FM 47 for 1 mile to Property on Left. Sign on Property



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com



Brought to You Exclusively By
Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

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Frank Roberts
LAND TEAM

\$400,000

LOT DESCRIPTION:

130 +/- Acres nestled just outside of Wills Point, convenient to both Highway 80 and Interstate 20. Features beautiful Bermuda Pastures with some mature trees. Includes 1904 +/- SF residence built circa 1961 - no value associated to home and sold AS IS with all faults, no warranty as to livable condition. Excellent hay production, horses, cattle. Sandy loam soil and AG exempt. Great home site!

PROPOSED USE:

Agriculture; Commercial; Equine; Grazing; Hunting/
Fishing; Residential Single

CROPS/GRASSES:

Coastal Bermuda
Hardwood Timber
Improved Pastures

TOPOGRAPHY:

Level

UTILITIES:

Asphalt
Co-op Water
Electric
Septic System Required

SOIL:

Sandy Loam

ROAD FRONTAGE:

Asphalt
FM Road

POSSESSION:

Negotiable

