



72+ ACRE PARCEL LOCATED IN A PRIME AREA EAST OF MILLSAP

301 Sandy Hill Rd. – Millsap, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

WilliamTrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

A magnificent 70 plus acre parcel located in a prime area East of Millsap between 180 and I-20 with easy access to both major thoroughfares. Property provides road frontage on both Sandy Hill and Fairview Road, but it's still tucked away in a manner that provides great privacy. These 70 plus acres feature a seasonal creek, great sandy loam soil, 9 acres of cultivation, established coastal-bermuda grass, scattered trees, and a nice pond. 4-bedroom, 2 bath home appears to be a modular home, and is in excellent condition. There is also a small storage building or barn and cattle pens.

LOCATION

CITY	Millsap
County	Parker
Schools	Millsap ISD

Driving Directions Conveniently located between 180 and I-20, just east of Millsap. From Millsap, take Fairview Road or White Bull Lane east, and turn North on Sandy Hill Lane. Property is on the East side of Sandy Hill Lane.

OFFER SUMMARY

List Price	\$2,356,022
Lot Size	72.493 acres
Utilities	Septic, Co-op Water

HIGHLIGHTS

- 72.493 ACRES
- STORAGE BUILDING OR BARN
- 1,440 SF / 4 BEDROOMS / 2 BATHS
- CATTLE PENS
- SEASONAL CREEK
- POND

LISTING PRESENTED BY:



STEPHEN REICH
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PARKER COUNTY OFFICE
400 Shops Boulevard, Ste. 200
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PROPERTY PHOTOS



PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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AERIAL MAP



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CONTOUR LINES & FLOODPLAIN

