



\$1,210,300 -- 15.2 acres

TBD County Road 288, Anna, TX 75409

- Collin County

Undeveloped Land

15 Acres Anna, CR 288

State

Texas

County

Collin County

City

Anna

Zip

75409

Address

TBD County Road 288

Price

\$1,210,300 -

Acreage

15.2 acres

Bedrooms

0

Baths

0

Description

Presenting 15 acres of pasture land just 2 miles West of Anna, TX and US Hwy. 75. It is located outside the city limits in Collin County, TX and in Anna's ETJ. It is currently unzoned. It boasts approx. 650 feet of road frontage, no flood plain, no pipelines, no deed restrictions. The land is generally rectangular and level in topography. County Road 288 is an asphalt paved road, maintained by Collin County. Anna, TX is a fast developing city 48 miles North of downtown Dallas, with booming developments in residential and industry. Water and electric are at the road. There is a commercial business of RV & Boat Storage facility that backs up to the property on the West side. That business is a very quiet, low-key business that has a substantial privacy fence that obscures it, with entry from FM 455. In addition to the privacy fence, there is a thick tree line that obscures the fence from the 15 acres. This property offers beautiful country views looking East, South and North. This is a high elevation area with 696 feet of elevation. Some fencing on North, East and West sides. No representation is made regarding the condition.

Amenities

Land

Land Type

- Crops

Lot Description

- Acreage
- Interior Lot
- Pasture

- Some Trees

Present Use

- Agriculture

Property Type

- Condo
- Farm/Ranch
- Half Duplex
- Single Family
- Townhouse

Road Frontage Desc

- Asphalt
- County

Street/Utilities

- Asphalt
- City Water
- Outside City Limits

- Overhead Utilities
- Septic

Type of Fence

- Partially Fenced

Property Tax Exemption

- Yes

Proposed Use

- Agriculture
- Equine
- For Development

- Grazing
- Residential Multi-Family
- Residential Single

Special Notes

- Survey Available

Surface Rights

- All

Seller Contact Information

SRE-Sudderth Real Estate,Inc

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100 E Collin st.

Leonard, TX 75452

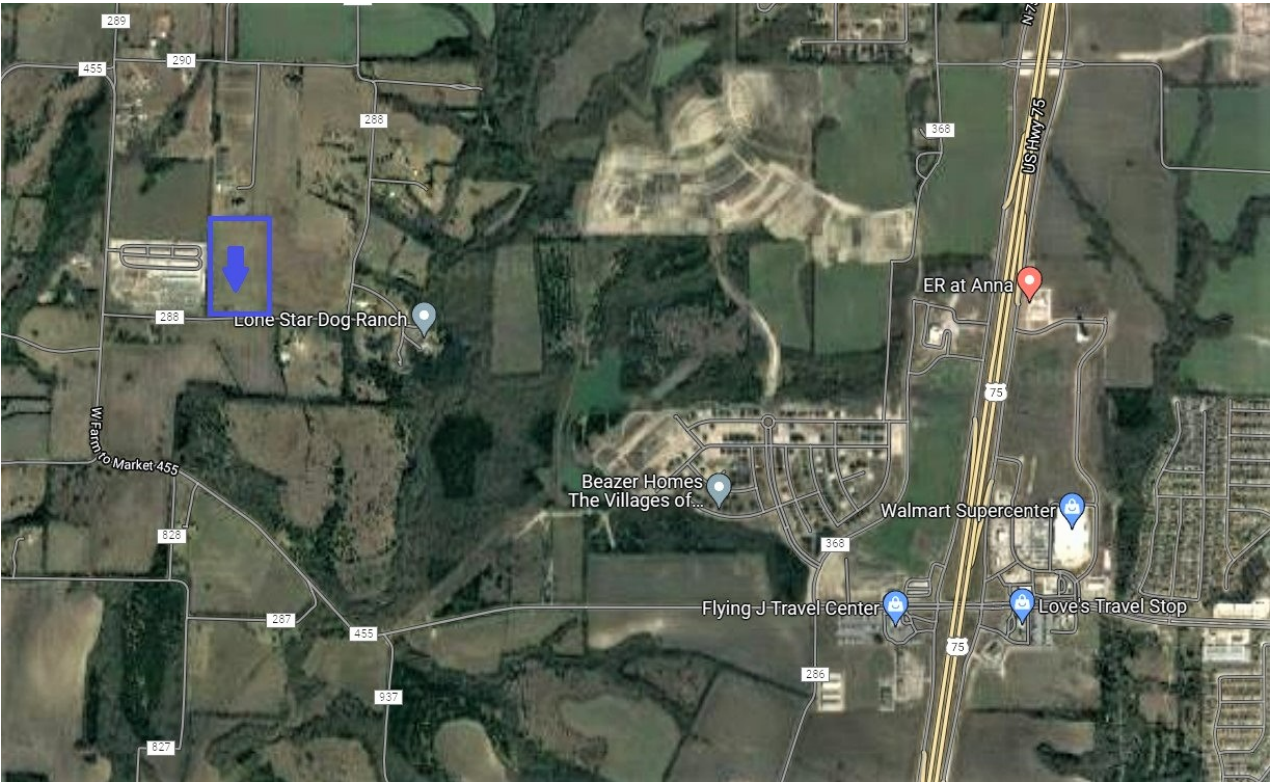
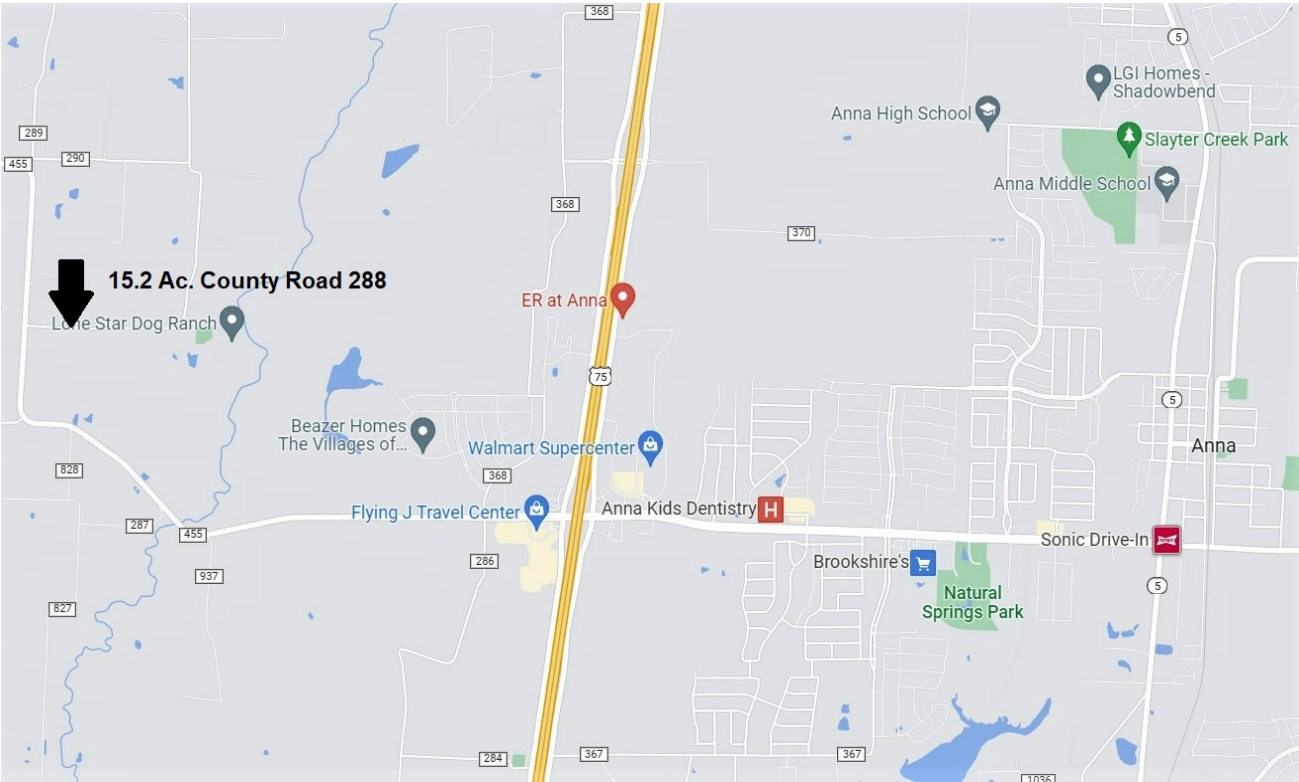
rodger@sretexas.com

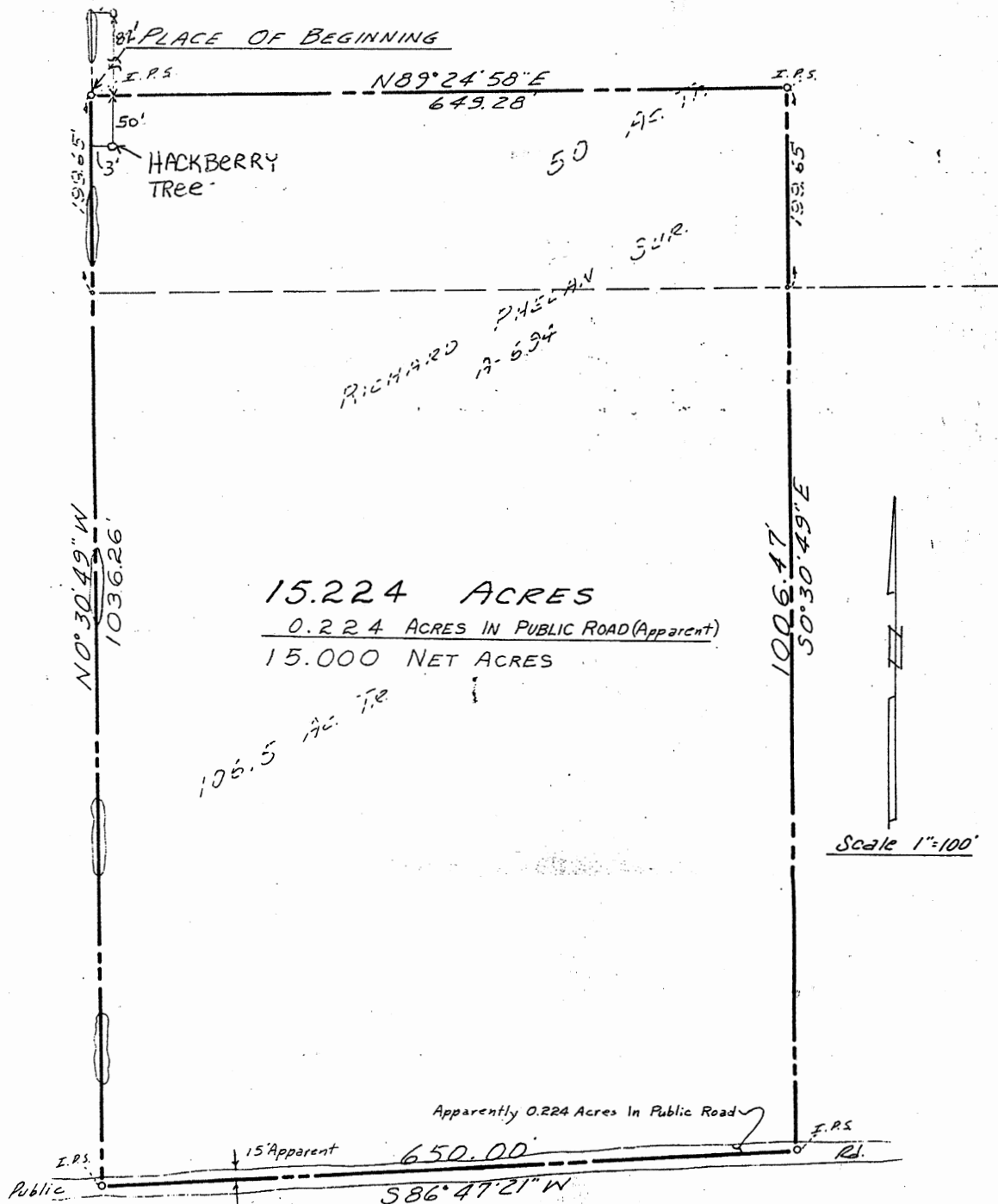
(903) 587-3301 (Office)

(972) 658-2084 (Mobile)

Property Boundaries

Location Map





SITUATED in Collin County, Texas in the Richard Phelan Survey, Abstract Number 694 and being part of a 50.000 acre tract of land conveyed to Thomas Hughston and a 106.5 acre tract of land conveyed to Edward Hughston, said 50.000 acre tract recorded in Volume 602, Page 187 and said 106.5 acre tract recorded in Volume 634, Page 153 of the Deed Records of Collin County, Texas and being described more particularly by metes and bounds as follows:
 BEGINNING at an iron rod for corner which lies N 0° 30' 49" W 199.65 feet from the Southwest corner of said 50.000 acre tract;

THENCE: N 89° 24' 58" E 649.28 feet to an iron rod for corner;

THENCE: S 0° 30' 49" E 1006.47 feet to an iron rod for corner in the center of a road;

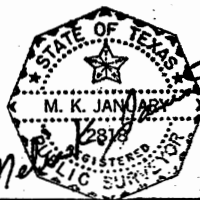
THENCE: S 86° 47' 21" W 650.00 feet with the center of a road to an iron rod for corner;

THENCE: N 0° 30' 49" W 1036.26 feet with an existing hedgerow and a projection of the West line of said 50.000 acre tract to the PLACE OF BEGINNING and containing 15.224 acres of land more or less of which apparently 0.224 acres of land more or less lies within a public road and being subject to an electrical power easement and a telephone easement across the North end of said 50.000 acre tract.

CERTIFICATION

I, Melvin K. January, Registered Public Surveyor hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions are as shown. There are no visible conflicts, encroachments or protrusions except as shown.

Melvin K. January DATE 1-13-81
 MELVIN K. JANUARY, R.P.S. # 2818

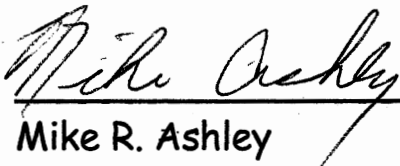


Farm Land Rental Agreement

March 8, 2019

This agreement is between the land Owner Howard Schroeder and the land Renter Mike Ashley. The land being rented is identified as ABS A0694 R Phalen Survey, Sheet 2, Tract 5, 15.224 acres, off of CR-288.

The Owner agrees to pay the Renter \$225.00 per year to manage the subject land, and to keep it qualified for an agriculture exemption. The Renter agrees to pay the Owner \$225 per year in land rent. This agreement remains in effect until either party notifies the other in writing.

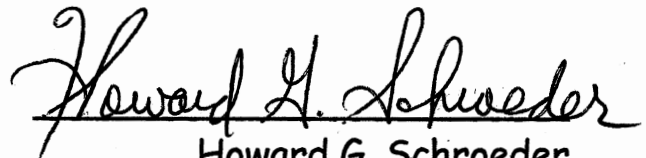


Mike R. Ashley

12429 CR-290

Anna, TX 75409

Phone: 214-289-1949



Howard G. Schroeder

136 San Juan Drive

Georgetown, TX 78633

Phone: 214-514-1225 [m]

Water and Sewer Line Information from City of Anna

Donde Womack

From: Scott Bradshaw <sbradshaw@annatexas.gov>
Sent: Friday, October 7, 2022 5:29 PM
To: emaildonde@gmail.com
Cc: Greg Peters; Wes Lawson
Subject: RE: Question regarding sewer line
Attachments: CR 288 water & sewer.PNG; CR 288.PNG; CR 288 FM 455 and Cowan.PNG

Donde Womack,

I have attached 3 snap shots of the available water and sewer mains near your property on CR 288 in Anna Texas. There is a 4" water main on the south side of CR 288; unfortunately you would be unable to connect to this water main as we have reached the maximum connections allowed per TCEQ due to the 4" water main on CR 288 being solely feed by a 2" main on FM 455. In order to have a water connection to this property the 2" main on FM 455 and Cowan Road would need to be upgraded to an 8" water main in order to provide adequate water volume and pressure.

Currently the City of Anna does not have any sewer mains that would serve this property; most of the houses in this area are on private septic systems. The nearest sewer main would be at FM 455 and close to the intersection with CR 937.

Let me know if you have any other questions.

Scott Bradshaw

Civil Construction Supervisor
City of Anna, Texas
Office: 972-924-4510 | Mobile: 214-585-8220



Visit: [AnnaTexas.gov](https://www.annatexas.gov). Like us on [Facebook](https://www.facebook.com/cityofanna)

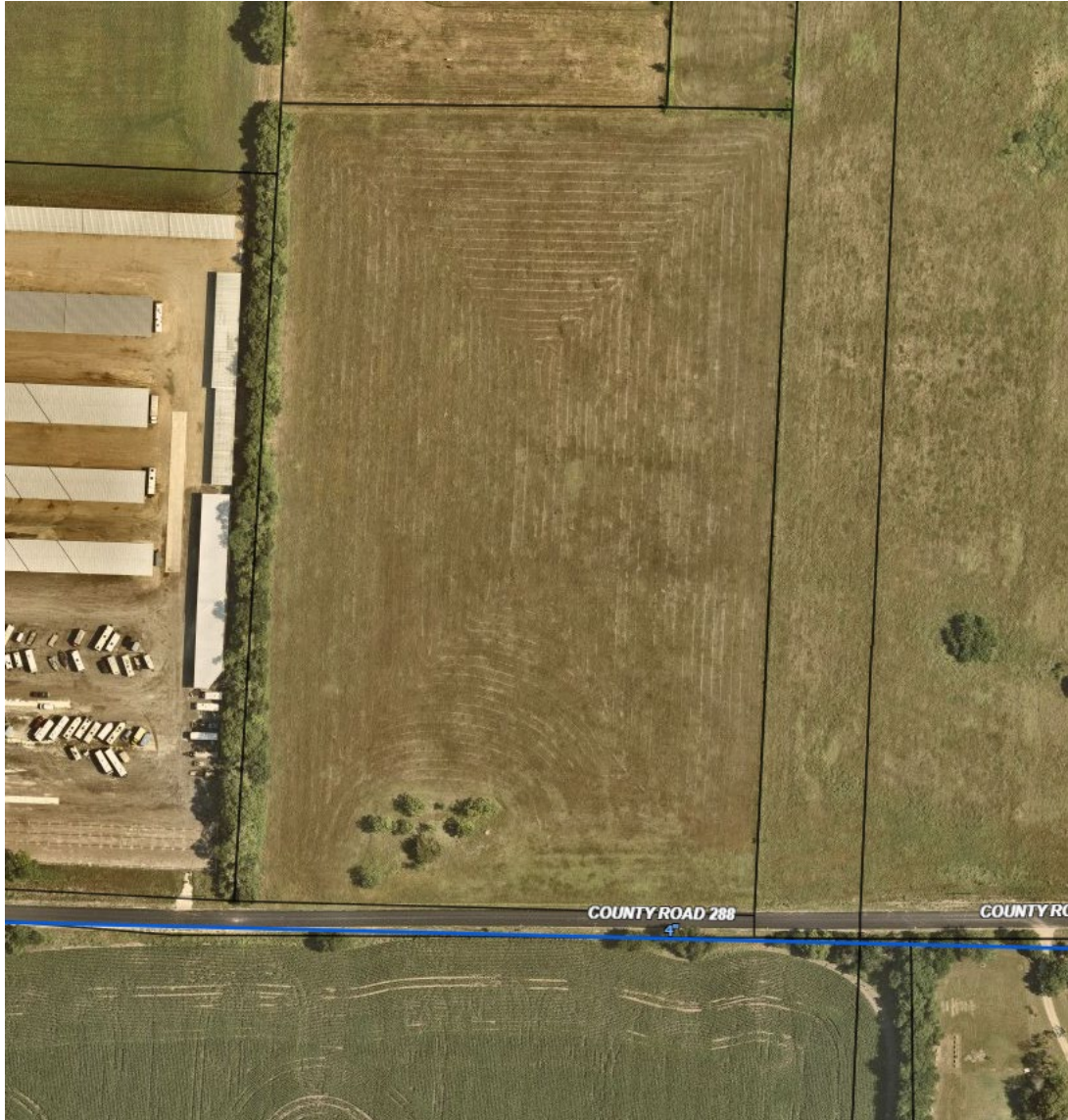
From: Donde Womack <emaildonde@gmail.com>
Sent: Thursday, October 6, 2022 10:57 AM
To: Greg Peters <gpeters@annatexas.gov>
Subject: Re: Question regarding sewer line

Mr. Peters,

Good morning. I hope I've found the appropriate person to ask this question. I am a Realtor and I have recently listed a 15 acre parcel on County Road 288 in Anna's ETJ, West of Hwy. 75 with FM 455 being the cross street. I've attached a location map for your reference. Can you please tell me if city water and sewer are currently in place on that road, or if there is an online source that shows future infrastructure development of sewer and/or water lines for that area? I did find a map that shows that area falls within Anna's water provision area, but I need to know what actually is in place. I appreciate your time and any information you can provide.

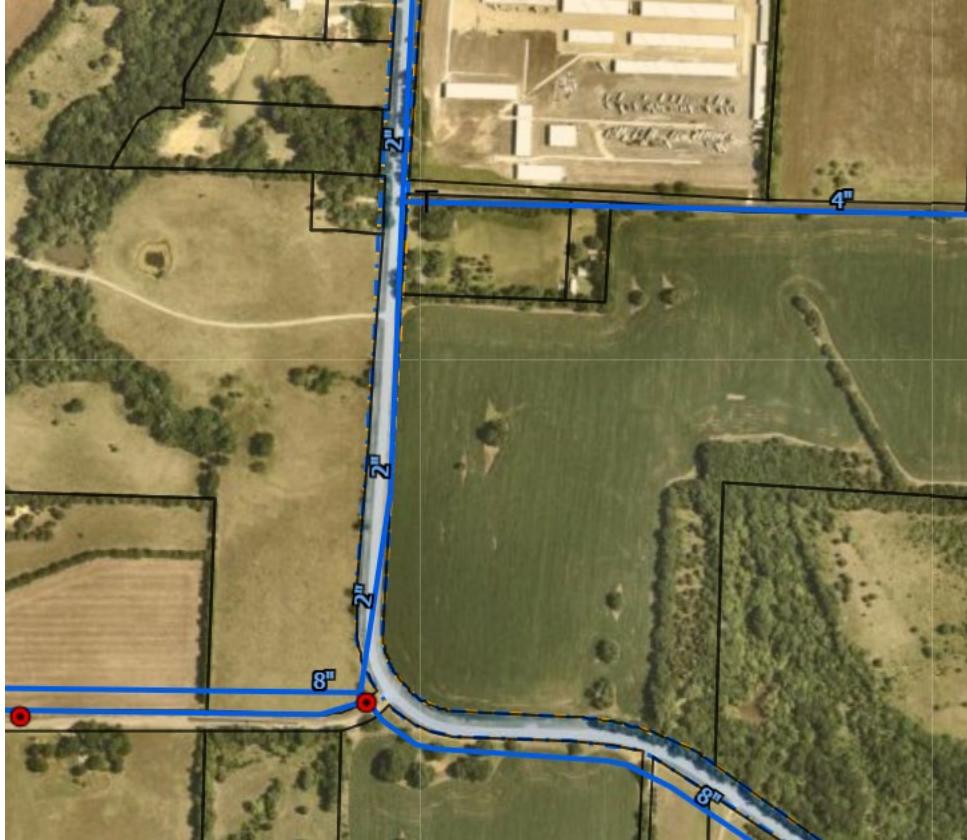
Thank you kindly,

Subject Property
County Road 288 with 4" Water Main on South Side of Road



2 Inch Water Main

Approximately 1,649 from starting point at County Road 288 down FM 455 to Cowan Road, where water main becomes 8 inches at Cowan Rd.



Water & Sewer Lines in the Area



Water Line sizes

