

## County Rd 298, Whitesboro, Texas 76273

**MLS#:** 20293487 **N** Active  
**Property Type:** Land

[0 County Rd 298 Whitesboro, TX 76273](#)

**LP:** \$3,315,440

**SubType:** Unimproved Land



**Subdivision:** J Herrod & JC McElroy  
**County:** Cooke  
**Country:** United States  
**Parcel ID:** [21218](#)  
**Parcel ID 2:** 21220  
**Lot:** **Block:**  
**Legal:** MCELROY JC 0712 and J HERROD 0466  
**Unexempt Tx:** \$150

**Lst \$/Acre:** \$40,000.00

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** Yes **MUD Dst:** No

**Rd Front:** **Frontg Ft:** 305 **Rd Asmt:** No  
**Land SqFt:** 3,610,514 **Acres:** 82.886 **\$/Lot SqFt:** \$0.92  
**Appraiser:** **Subdivided:** No  
**Lot Dimen:** **Will Subdv:** No  
**Land Leased:** No

**HOA:** None

**HOA Co:**  
**General Information**

**Land Leased:** No  
**AG Exemption:** Yes

**# Tanks/Ponds:** 2  
**# Wells:**

**Cultivated Acres:**  
**Bottom Land Ac:**

**School Information**

**School Dist:** Whitesboro ISD  
**Elementary:** Whitesboro

**Middle:** Whitesboro

**High:** Whitesboro

**Features**

**Lot Description:** Acreage, Few Trees, Level, Native - Cedar, Native - Oak, Pasture, Tank/ Pond, Varied  
**Lot Size/ Acres:** 50 to =< 100 Acres  
**Present Use:** Grazing  
**Proposed Use:** Agricultural, Cattle, Equine, Grazing, Horses, Livestock, Pasture, Ranch, Recreational, Residential, Single Family

**Restrictions:** No Known Restriction(s)  
**Easements:** Utilities  
**Documents:** Survey

**Zoning Info:** No known zoning  
**Development:** Unzoned  
**Street/Utilities:** Asphalt, Co-op Water, Electricity Available, Unincorporated, No City Services, No Sewer  
**Road Front Desc:** County Road  
**Road Surface:** Asphalt  
**Crops/Grasses:**  
**Soil:** Sandy Loam

**Type of Fence:** Barbed Wire, Fenced, Gate, Perimeter, Pipe  
**Exterior Bldgs:**

**Miscellaneous:**  
**Road Frontage:**  
**Special Notes:** Survey Available  
**Prop Finance:** 1031 Exchange, Cash, Conventional, Federal Land Bank  
**Possession:** Closing/Funding  
**Showing:** Call Listing Agent, No Lock Box  
**Plat Wtrfn Bnd:**  
**Lake Pump:**

**Surface Rights:** All  
**Waterfront:**  
**Vegetation:** Partially Wooded  
**Horses:** Yes **Dock Permitted:**

**Remarks**

**Property Description:** Sitting in a choice location, this prime 82-acre property is perfect for a multitude of uses, including horse property, homesites, or as an investment in this rapidly growing area as the Metroplex continues to expand northward. This picturesque tract offers an excellent balance of pasture & trees, providing an ideal canvas for any future endeavors. The pipe & cable frontage leads through a tree-lined entrance that opens up to a slight elevation overlooking the remainder of the property. The property is currently ag exempt, the soil is sandy loam, there are two nice stock ponds, and the perimeter is fully fenced. Water and electricity are available at the front of the property, and there are no interior pipelines or high transmission lines. Located on a paved county road, this land is close to Whitesboro, US Hwy377, & US Hwy 82, providing access to all the amenities you may need. Whether you are looking to invest, build your dream home or horse ranch, this property has it all.

**Public Driving Directions:** Go west on Chapperal Rd, which is Cr298, from West Line Road. Property on south side. Look for white pipe & cable fencing along frontage.

**Agent/Office Information**

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 04/01/2023 19:36