

FOR SALE

Prime 82.89 Acre Tract
Listed for \$40,000/Acre

County Rd 298
Whitesboro, Texas



With its choice location, this prime 82.89 acre tract is perfect for a multitude of uses, including horse property, cattle, 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 and trees, providing an ideal canvas for any future endeavors. The frontage is lined with pipe & cable, leading through a tree-lined entrance that opens up to slight elevation overlooking the pasture, which is dotted with scattered trees, making it an ideal spot to build your dream home.

The soil is a good sandy loam, and there are two nice stock ponds providing ample water supply for livestock. Water and electricity are available at the front of the property and there are no interior pipelines or high transmission lines impacting the property.

The highly desirable location on a paved county road is close to Whitesboro, US Hwy377, and 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.



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

County Rd 298, Whitesboro, Texas 76273

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

[0 County Rd 298 Whitesboro, TX 76273](#)
SubType: Unimproved Land

LP: \$3,315,440



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:

Prop Finance: Survey Available
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

0 County Rd 298, Whitesboro, Texas 76273

Listing ID: 20293487



Overhead view facing northeast



Overhead view facing northeast with the approximate location of the boundary lines shown



Overhead view facing south from the front of the property



Overhead view facing south from the front of the property with the approximate location of the boundary lines shown of the property



Overhead view facing northward



Pond on the west side of the property

0 County Rd 298, Whitesboro, Texas 76273

Listing ID: 20293487



Pond on the east side of the property



Pond on the east side of the property



Property Entrance



General layout of the property

COOKE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the J.C. McElroy Survey, Abstract No. 712, and the J. Herrod Survey, Abstract No. 466, Cooke County, Texas and being all of a tract of land (Tract One) and the remainder of a called 8.17 acres tract of land (Tract Two) described in Deed to Teresa Dee Sissney Daniels, Pamela Kay Sissney Ferguson, Donna Beth Sissney Hesters, Dale Wayne Sissney, and Linda Gale Sissney Unger as recorded in Volume 1873, Page 241, Official Public Records, Cooke County, Texas, and being all of a called 0.629 of an acre tract of land described in Deed to Jimmie N. Sissney as recorded in Volume 1146, Page 128, said Official Public Records and being more particularly described herein as follows.

BEGINNING at a "MAG" spike set in County Road 298 (a public road) for the Northeast corner of said Tract Two and the Northwest corner of a called 11.925 acres tract of land described in Deed to Bret Mansch as recorded in Volume 1413, Page 132, said Official Public Records;

THENCE South 02 degrees 41 minutes 38 seconds East, with the East line of said Tract Two and the West line of said Mansch tract, passing at a distance of 27.75 feet a 2 inch steel fence corner post found for reference, and continuing along said course, along and near a fence, for a total distance of 558.86 feet to point in a fence for corner;

THENCE South 03 degrees 28 minutes 46 seconds East, continuing with the East line of said Tract Two and the West line of said Mansch tract, along and near a fence, a distance of 257.58 feet to a 2 inch steel fence corner post found in the North line of said Tract One for the Southeast corner of said Tract Two and the Southwest corner of said Mansch tract;

THENCE South 89 degrees 44 minutes 53 seconds East, with the North line of said Tract One and the South line of said Mansch tract, along and near a fence a distance of 667.48 feet to a 4 inch steel fence corner post found in the West line of a called 3.423 acres tract of land described in Deed to Dean Palmer and wife, Shelly Palmer as recorded in Volume 1062, Page 725, said Official Public Records for the Northeast corner of said Tract One and the Southeast corner of said Mansch tract;

THENCE with the East line of said Tract One the following four (4) courses and distances:

- South 02 degrees 10 minutes 26 seconds East, with the West line of said Palmer tract, a distance of 100.10 feet to a 1/2 inch iron rod found for the Southwest corner of said Palmer tract and the Northwest corner of a called 9.657 acres tract of land described in Deed to Susan Alexander and Lewis Osterman as recorded in Volume 2310, Page 101, said Official Public Records;
- South 01 degrees 01 minutes 02 seconds East, with the West line of said Alexander tract, a distance of 388.82 feet to a 5/8 inch iron rod found for the Southwest corner of said Alexander tract and the Northwest corner of a called 14.445 acres tract of land described in Deed to Greg Massey, Trustee as recorded in Volume 2169, Page 416, said Official Public Records;
- South 01 degrees 03 minutes 23 seconds East, with the West line of said Massey tract, a distance of 581.30 feet to a 5/8 inch iron rod with cap stamped "COX" found for the Southwest corner of said Massey tract and the Northwest corner of a called 14.445 acres tract of land described in Deed to Oscar York, Jr. as recorded in Volume 2003, Page 234, said Official Public Records;
- South 01 degrees 06 minutes 01 seconds East, with the West line of said York tract, a distance of 578.98 feet to a 1/2 inch iron rod found in the North line of a called 105.337 acres tract of land described in Deed to Jennifer Day as recorded in Volume 2158, Page 694, said Official Public Records for the Southeast corner of said Tract One and the Southwest corner of said York tract;

THENCE South 89 degrees 44 minutes 39 seconds West, with the South line of said Tract One and the North line of said Day tract, a distance of 992.19 feet to a 2 inch steel fence corner post found for the Northwest corner of said Day tract and the Northeast corner of a called 20.00 acres tract of land described in Deed to Elizabeth Briggs and Ernest Briggs (aka Ernest E. Briggs) as recorded in Volume 1012, Page 327, said Official Public Records;

THENCE North 89 degrees 32 minutes 09 seconds West, continuing with the South line of said Tract One and the North line of said Briggs tract, a distance of 1,044.64 feet to a 5/8 inch iron rod found for the Southwest corner of said Tract One and the most Northerly Southeast corner of a called 45.000 acres tract of land described in Deed to Troy Bush as recorded on Volume 1122, Page 27, said Official Public Records;

THENCE North 02 degrees 24 minutes 10 seconds East, with the West line of said Tract One and the East line of said Bush tract, a distance of 405.08 feet to a 1/2 inch square tube with cap stamped "CLSG 4577" found near a 2 inch steel fence corner post for the Northeast corner of said Bush tract and the Southeast corner of a called 62.570 acres tract of land described in Deed to Auxilio Nunez and Joy Smith as recorded in Volume 1124, Page 194, said Official Public Records;

THENCE North 02 degrees 28 minutes 46 seconds East, with the West line of said Tract One and the East line of said Nunez tract, along and near a fence, a distance of 1,238.47 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set in a fence line and in the South line of a called 39.878 acres tract of land described in Deed to Charles Wayne Barnes and wife, Linda Kay Barnes as recorded in Volume 965, Page 411, said Official Public Records for the Northwest corner of said Tract One and the Northeast corner of said Nunez tract;

THENCE North 89 degrees 43 minutes 47 seconds East, with the North line of said Tract One and the South line of said 39.878 acres tract, a distance of 705.52 feet to a 5/8 inch iron rod found for the Southeast corner of said 39.878 acres tract and the Southwest corner of a called 1.143 acres tract of land as described in Deed to Charles Wayne Barnes and wife, Linda Kay Barnes as recorded in Volume 1146, Page 125, said Official Public Records;

THENCE South 85 degrees 08 minutes 10 seconds East, with the North line of said Tract One tract and a South line of said 1.143 acres tract, a distance of 1.62 feet to a 5/8 inch iron rod found for the Southwest corner of the remainder of said Tract Two and the most Southerly Southeast corner of said 1.143 acres tract;

THENCE North 05 degrees 11 minutes 32 seconds West, with an East line of said 1.143 acres tract, a distance of 282.64 feet to a 5/8 inch iron rod found for an interior corner of said 1.143 acres tract;

THENCE North 88 degrees 45 minutes 54 seconds East, with a South line of said 1.143 acres tract, a distance of 242.94 feet to a 5/8 inch iron rod found for the most Northerly Southeast corner of said 1.143 acres tract;

THENCE North 00 degrees 17 minutes 59 seconds West, with the East line of said 1.143 acres tract, passing the Northeast corner of said 1.143 acres tract and the Southeast corner of said 0.629 of an acre tract, and continuing along said course, with the West line of said 0.629 of an acre tract, passing at a distance of 536.08 feet a 2 inch steel fence corner post found for reference, and continuing along said course for a total distance of 565.52 feet to a "MAG" spike set in said County Road 298 for the Northwest corner of said 0.629 of an acre tract and the Northeast corner of said 39.878 acres tract;

THENCE South 83 degrees 31 minutes 43 seconds East, with the North line of said 0.629 of an acre tract, along said County Road 298, passing at a distance of 57.35 feet a 1/2 inch iron rod found for the Northeast corner of said 0.629 of an acre tract and the Northwest corner of the remainder of said Tract Two, and continuing along said course, with the North line of said Tract Two, for a total distance of 304.80 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 82.886 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY STEWART TITLE GUARANTY COMPANY, REFERENCED BY GF NO. 14870F AND BEARING AN EFFECTIVE DATE OF FEBRUARY 3, 2021.

SCHEDULE B ITEMS

- THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE WOODBINE WATER SUPPLY CORPORATION 20' WATERLINE EASEMENT RECORDED IN VOLUME 506, PAGE 803, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10a) (NORTH OF SUBJECT TRACT)
- THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE WOODBINE WATER SUPPLY CORPORATION 15' WATERLINE EASEMENT RECORDED IN VOLUME 727, PAGE 249, SAID OFFICIAL PUBLIC RECORDS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10a) (NORTH OF SUBJECT TRACT)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE W.P. STARR AND N.R. TILLEY AFFIDAVIT OF NON-PRODUCTION RECORDED IN VOLUME 931, PAGE 341, SAID OFFICIAL PUBLIC RECORDS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10a)

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480765 0475 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JANUARY 16, 2008.

GENERAL NOTES

- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON FEBRUARY 24, 2021.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
MARCH 23, 2021
FIRM REGISTRATION NO. 10129300



LINE	BEARING	DISTANCE
L1	S 03°28'46" E	257.58'
L2	S 02°10'26" E	100.10'
L3	S 85°08'10" E	1.62'
L4	N 05°11'32" W	282.64'
L5	N 88°45'54" E	242.94'
L6	S 83°31'43" E	304.80'

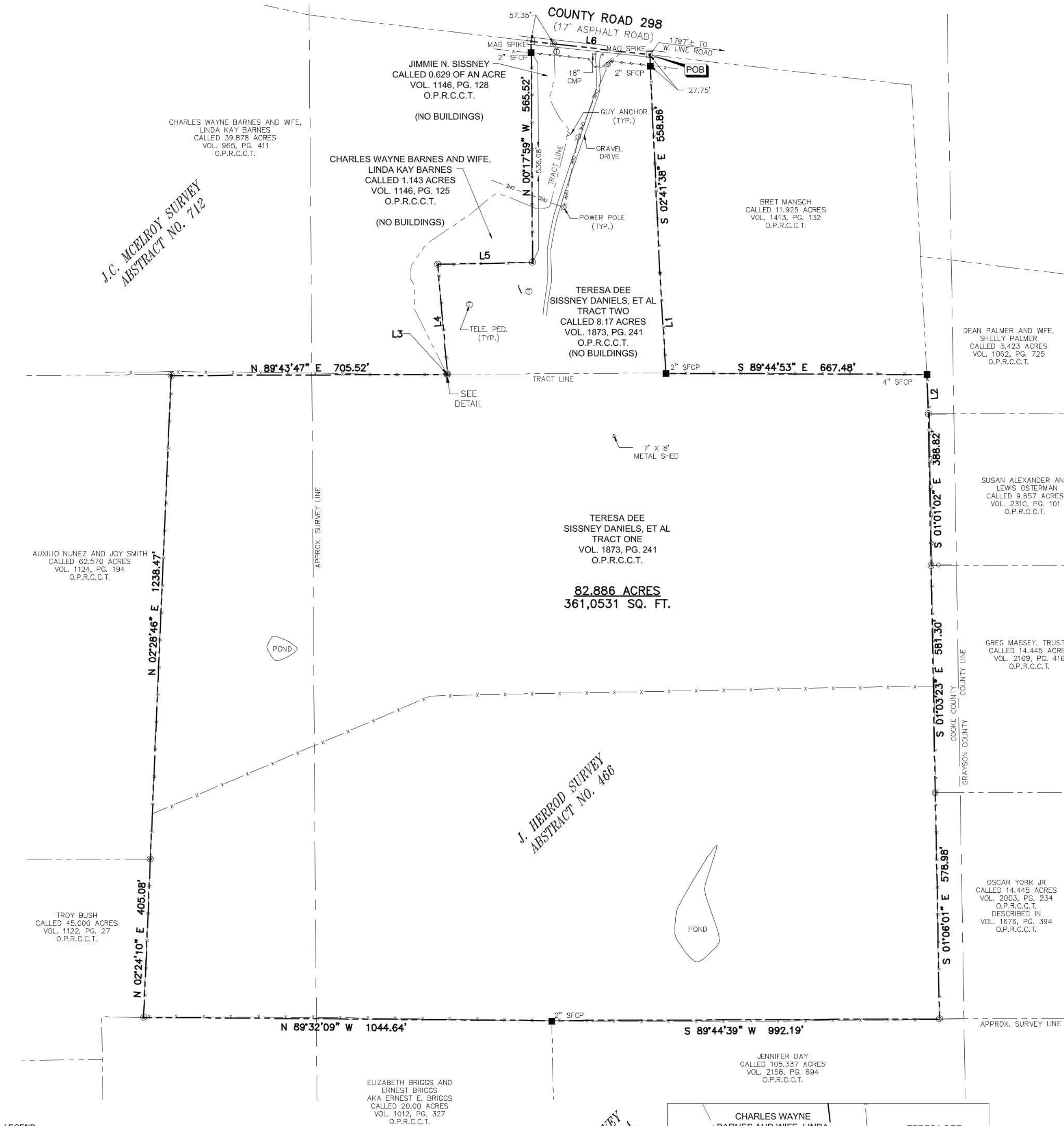
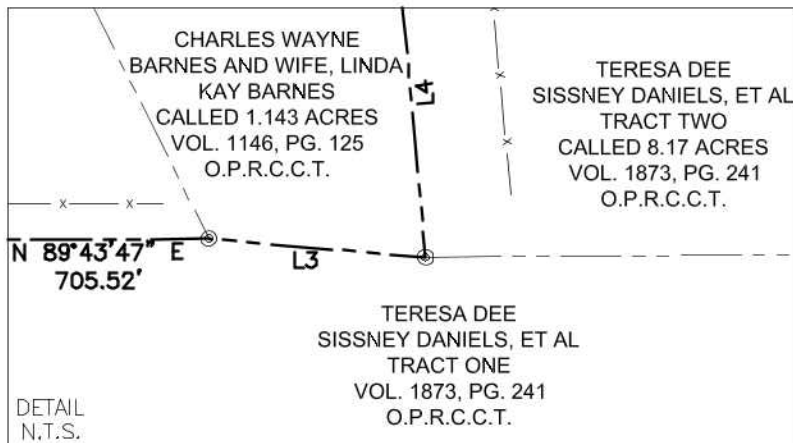
100 0 100 200
GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

DRAWN BY: KAY
CHECKED BY: JCV
DATE: 3/23/21
SHEET: 1 OF 1
SCALE: AS SHOWN

LAND TITLE SURVEY
TBD COUNTY ROAD 298

82.886 ACRES
J.C. MCELROY SURVEY, A-712
J. HERROD SURVEY, A-466
COOKE COUNTY, TEXAS

PLS
PIPELINE LAND
SERVICES, INC.
1700 SHADY OAKS DRIVE, SUITE 108 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195



- LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PIPE FENCE
 - OVERHEAD UTILITIES
 - ONE
 - CAPPED IRON ROD SET MARKED "PLS INC"
 - IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - WATER METER
 - CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.