



42 acres FM 66, Maypearl, Texas 76064

MLS#: 20544145 **N** Active
Property Type: Land

42 acres FM 66 Maypearl, TX 76064
SubType: Unimproved Land

LP: \$630,000
OLP: \$630,000

Recent: 02/23/2024 : NEW



Subdivision: not in subdivision
County: Ellis
Country: United States
Parcel ID: [300011](#)
Lot: **Block:**
Spcl Tax Auth: No

Lst \$/Acre: \$14,968.28

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Rd Front: 1,284

Frontg Ft:

1,284

Rd Asmt:

Land SqFt: 1,833,397

Acres: 42.089

\$/Lot SqFt: \$0.34

Lot Dimen:

Will Subdv: Yes

Land Leased: No

HOA: None

HOA Co:

General Information

Land Leased: No
AG Exemption: No

Tanks/Ponds: 3
Wells:

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Maypearl ISD
Elementary: Maypearl
Primary:

Middle:
Jr High: Maypearl

High: Maypearl
Sr High:

Features

Lot Description: Acreage
Lot Size/Acres: 10 to < 50 Acres
Present Use: Unimproved, Vacant
Proposed Use: Agricultural, Cattle, Commercial, Dairy, Development, Equine, Exotics, Fishery, Grazing, Hunting/Fishing, Investment, Livestock, Manufactured Home, Mobile Home, Pasture, Poultry, Ranch, Residential, Sheep/Goats, Swine

Restrictions: None
Easements: Natural Gas, Pipeline
Documents: Aerial Photo, Topo Maps, Other

Zoning Info: Not Zoned
Development: Unzoned
Street/Utilities: Asphalt, City Water, Co-op Electric, Electricity
Road Front Desc: FM Road
Road Surface: Asphalt
Soil: Black, Sandy Loam
Surface Rights: Easement

Type of Fence: Barbed Wire, Metal
Exterior Bldgs:
Miscellaneous: Available, Phone Available, Sewer Not Available

Waterfront:
Vegetation: Brush, Grassed, Partially Wooded
Horses: Yes **Dock Permitted:**

Road Frontage: 1,284
Prop Finance: Cash, Conventional, Texas Vet, Other
Possession: Closing/Funding
Showing: Go Show-No Appt. Needed, See Remarks
Plat Wtrfrn Bnd:
Lake Pump:

Remarks

Property Description: Very nice square acreage in one of DFW's fastest growing areas! Over 1,200 feet of State HWY frontage with a large water line by Files Valley Water Supply on FM 66. This could be a fantastic small ranch for cattle, a homestead, hunting, or future development. Several stock tanks along with some nice grazing fields and good cover for wildlife make this a diamond in the rough!.

Public Driving Directions: From Grandview, head south on I-35 W for approx 7.5 mi. Turn East on FM-66 and travel for approx 8 mi. property is on South side of FM-66.

Agent/Office Information

SUB: 1 - %
BAC: 3 - %

CDOM: 117
VAR: No

DOM: 1

LD: 02/23/2024 **XD:** 12/31/2024

List Type: Exclusive Right To Sell

List Off: [Essex Properties](#) (ESSP01) 210-495-8889
LO Addr: 401 E Sonterra Blvd STE 375 San Antonio, Texas 78258
List Agt: [Phillip Essex](#) (0516152) 210-288-5540
LA Email: phil@essextx.com

LO Fax:
LO Email:
LA Cell:
LA Othr:

Brk Lic: 0516152

LA Fax:
LA/LA2 Texting: Yes/Yes