

TBD Old Sadler Road, Sadler, Texas 76264

MLS#: 21066427 **N** Active
Property Type: Land

TBD Old Sadler Road Sadler, TX 76264
SubType: Unimproved Land

LP: \$275,000
OLP: \$275,000

Recent: **09/24/2025 : NEW**



Subdivision: GROCE JACOB
County: Grayson
Country: United States
Parcel ID: [111102](#)
Lot: Block:
Legal: G-0460 GROCE JACOB A-G0460, ACRES 5.559
Unexempt Tx: \$3,049
Spcl Tax Auth: No

Lst \$/Acre: \$49,469.33

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 242,150 Acres: 5.559 \$/Lot SqFt: \$1.14
Lot Dimen: Will Subdv: No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

AG Exemption: No # Wells: Bottom Land Ac:
School Information
School Dist: S and S Cons ISD
Elementary: S And S Middle: S And S High: S And S

Features

Lot Description: Acreage, Interior Lot, Many Trees
Lot Size/Acres: 5 to < 10 Acres
Present Use: Recreational, Residential
Proposed Use
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Outside City Limits
Soil:
Surface Rights:
Waterfront:
Restrictions: No Known Restriction(s)
Easements: None
Documents: Aerial Photo
Type of Fence:
Exterior Bldgs:
Prop Finance: Cash, Conventional
Possession: Closing/Funding
Showing: Go (Appt Svc Only)

Remarks

Property Description: Discover 5.5 acres of heavily treed land with dual frontage on both Big Mineral Road and Old Sadler Road. This unique tract offers a private, wooded setting while still providing easy access. Located just minutes from Big Mineral Marina, it's the perfect spot for those who enjoy lake life and boating adventures. Whether you envision a secluded weekend retreat, a future homesite surrounded by mature trees, or a recreational getaway close to Lake Texoma, this property delivers both convenience and natural beauty.

Public Driving Directions: GPS 4542 Old Sadler Road, property will be just North, look for the sign. Road frontage on Old Sadler Road and Big Mineral Road.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 2 DOM: 2 LD: 09/23/2025 XD: 03/26/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)
LO Addr: 147 N Ohio St Celina, Texas 75009
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)
LA Email: coryann@texashomesandland.com
LA Website: www.texashomesandland.com
Off Web: <http://www.texashomesandland.com>
Pref Title Co: Acrisure Title of Texas

LO Fax: Brk Lic: 0450333
LO Email: coryann@texashomesandland.com
LA Cell: 214-908-5468 LA Fax:
LA Othr: LA/LA2 Texting: Yes/
LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 128 E Main St, Whitesboro 214-710-5082

Showing Information

Call: Showing Service, Agent Appt: (800) 257-1242 Owner Name: Darren Baker
Keybox #: 0000 Keybox Type: None Seller Type: Standard/Individual
Show Instr:
Show Srv: BrokerBay

Occupancy: Vacant
Showing: Go (Appt Svc Only)

Open House:

Prepared By: Coryann Johnson Texas Homes and Land on 09/25/2025 08:59

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