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000 CR 4315 • Cookville, TX • 75558

119.96 Acres

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale, or withdrawal without further notice.

Corey R. Homer

(469) 667-6587 (cell)

chomer@resmckinney.com

PRICE: \$1,799,999.00

LOCATION: 000 CR 4315, Cookville TX, 75558

SIZE: 119.96 Acres

PROPERTY DESCRIPTION: Must see 119.96 Acre tract in Northeast Texas. Two hours East from DFW, one hour North of greater Tyler/Longview area and one hour West of the Texarkana area. Lakes Cypress Springs, Monticello, Bob Sandlin, Welsh and Lake O' the Pines are within 30 minute driving distances of the property. Enjoy the Mount Pleasant Historic Downtown with boutique shops and restaurants. Titus Regional Medical Center located along Interstate-30 & US 271 in Mount Pleasant. Mount Pleasant ISD. Tri Special Utility District. Property located in Cookville, a small community 10 minutes East of Mount Pleasant. 763 linear feet of access along CR 4315. No zoning or restrictions. Piped fence at the entry and 5-wire barbed wire fencing on the perimeter. Property easy to navigate with newly cleared paths, a newly constructed road, and recently installed culverts for multiple creek crossings. Newly enlarged pond ready for fishing or relaxation. Electricity and water available at property. Property is great for a weekend getaway or a permanent residence. Beautiful North East Texas majestic hardwoods, rolling hills, and open pastures. Property has multiple building sites for home or barndominium for an ideal recreational retreat. Boggy Creek meanders through the property, along with smaller tributaries, creating a unique landscape. Whether you're looking for a place to build your dream home, a weekend getaway, or a hunting and fishing paradise, this property offers endless possibilities. Owner selling to finance another investment.

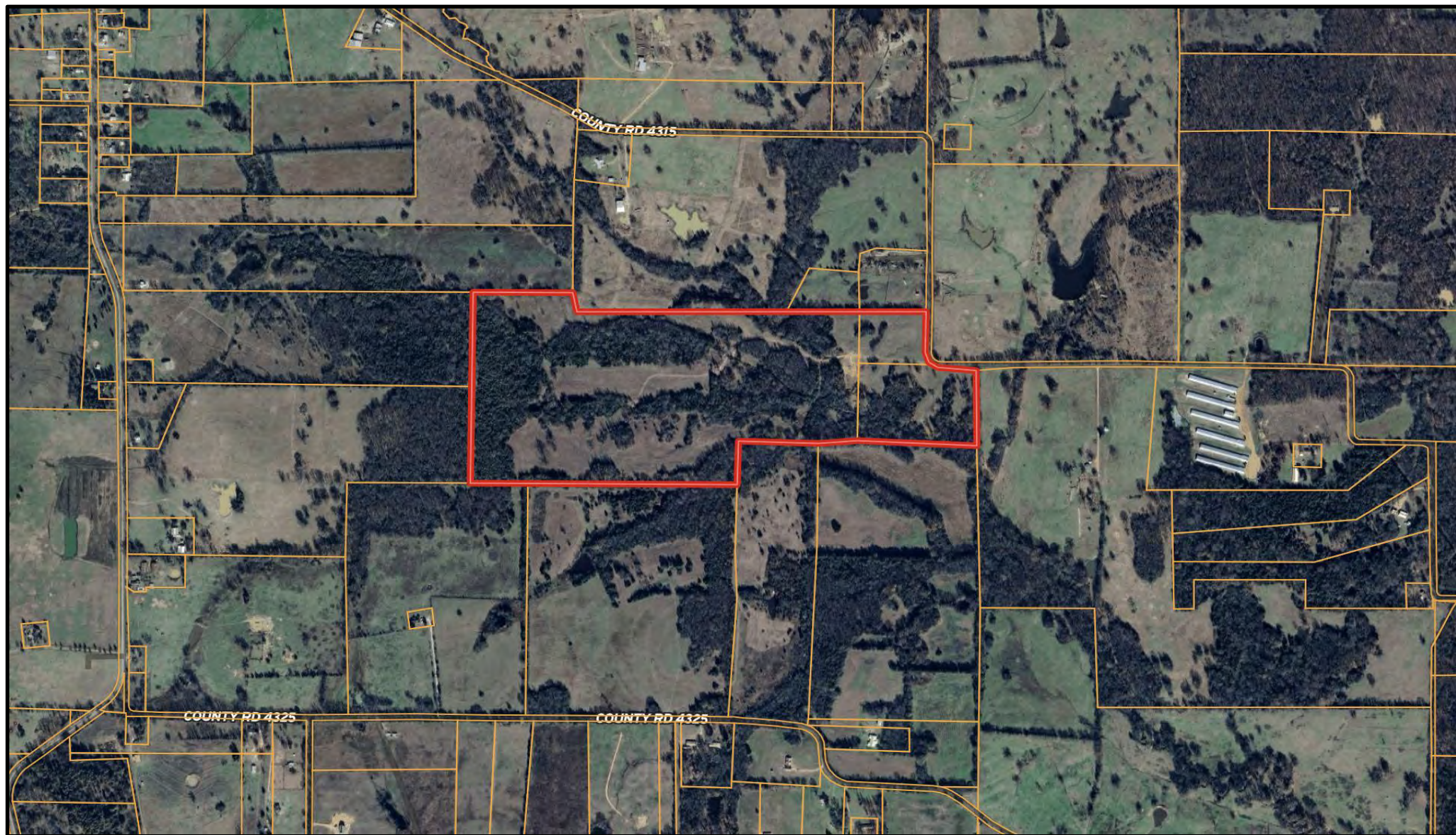
Contact: Corey Homer- 469-667-6587



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www.resmckinney.com
(972) 562-9090

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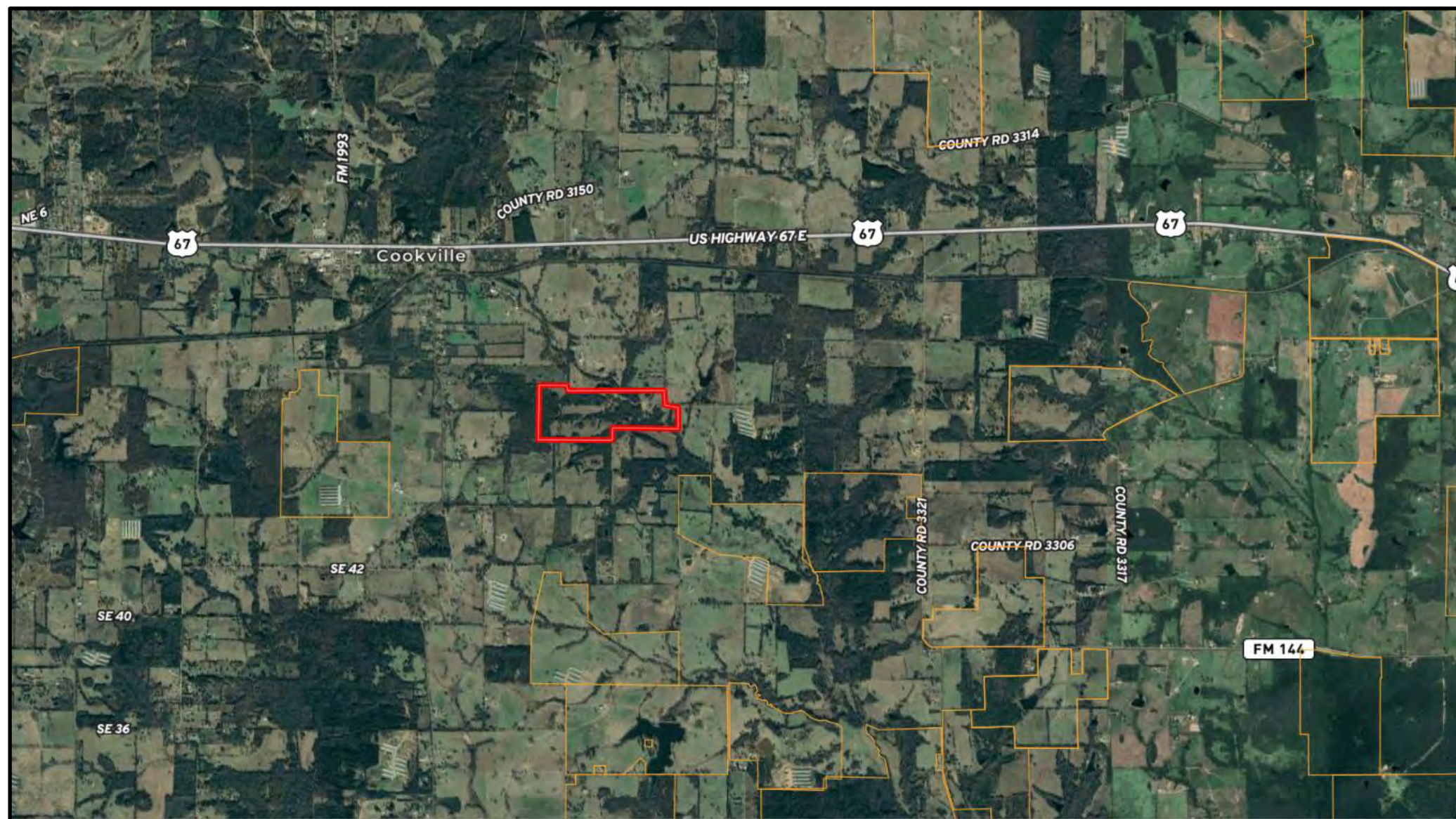
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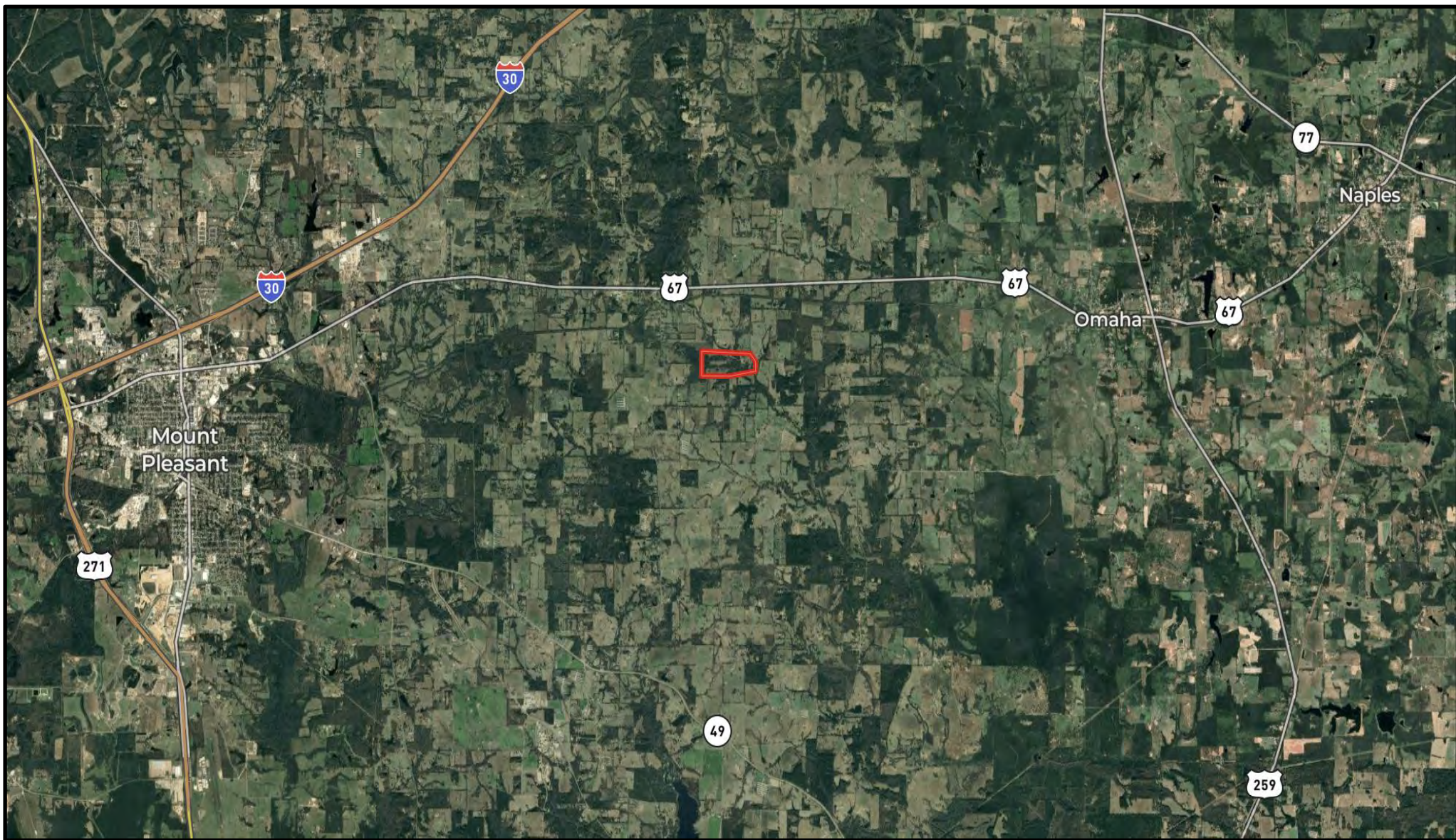
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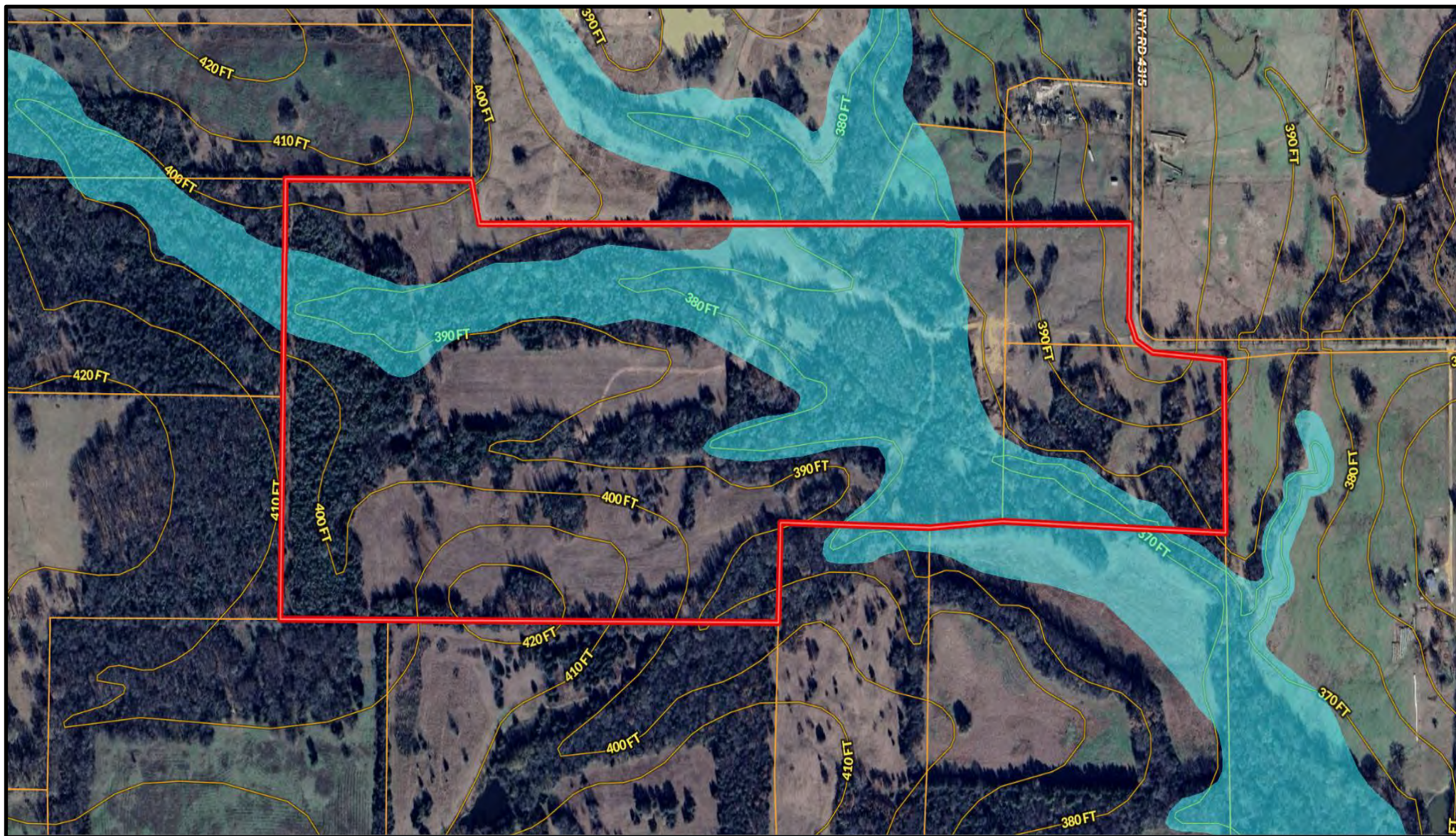


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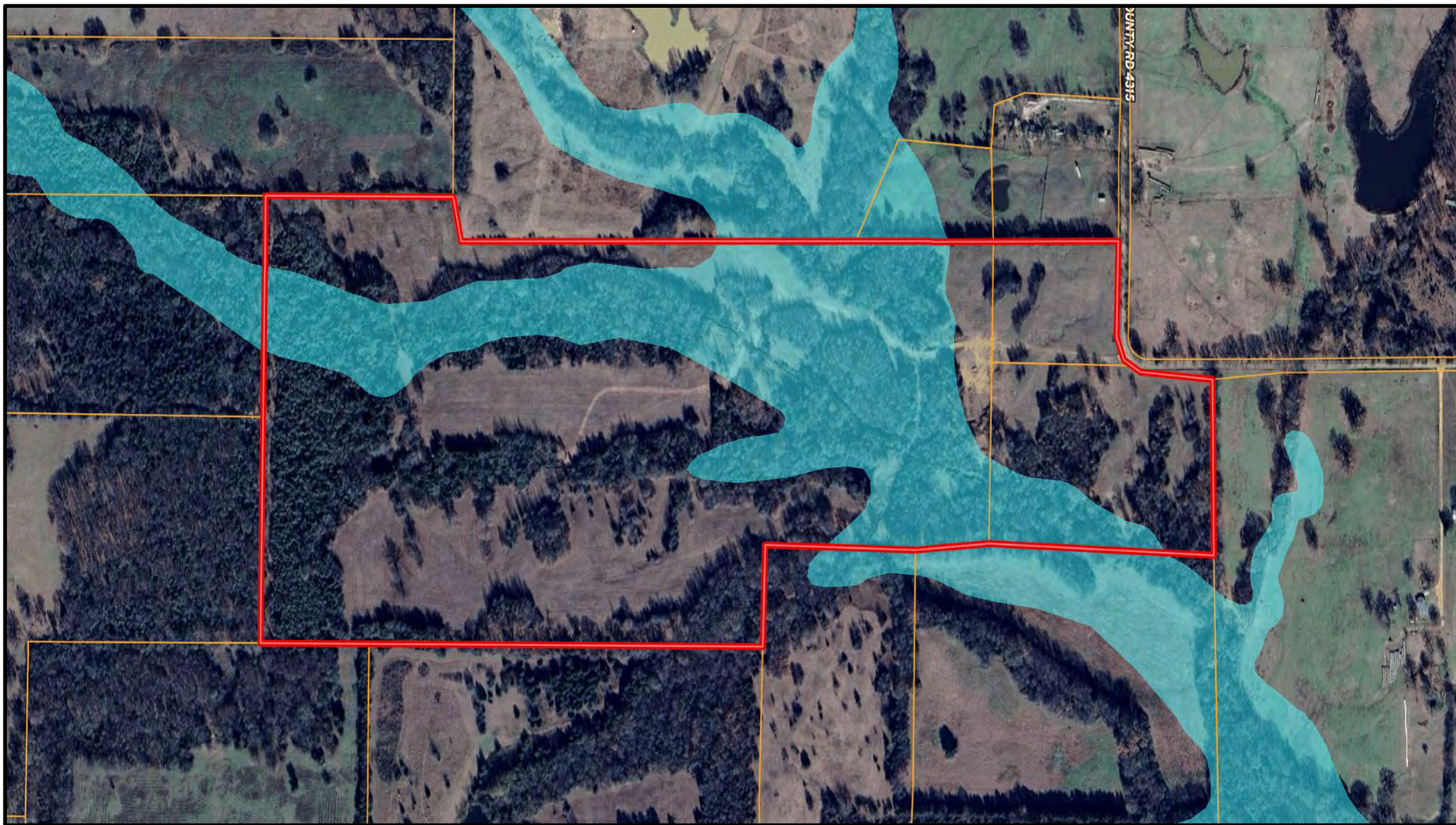
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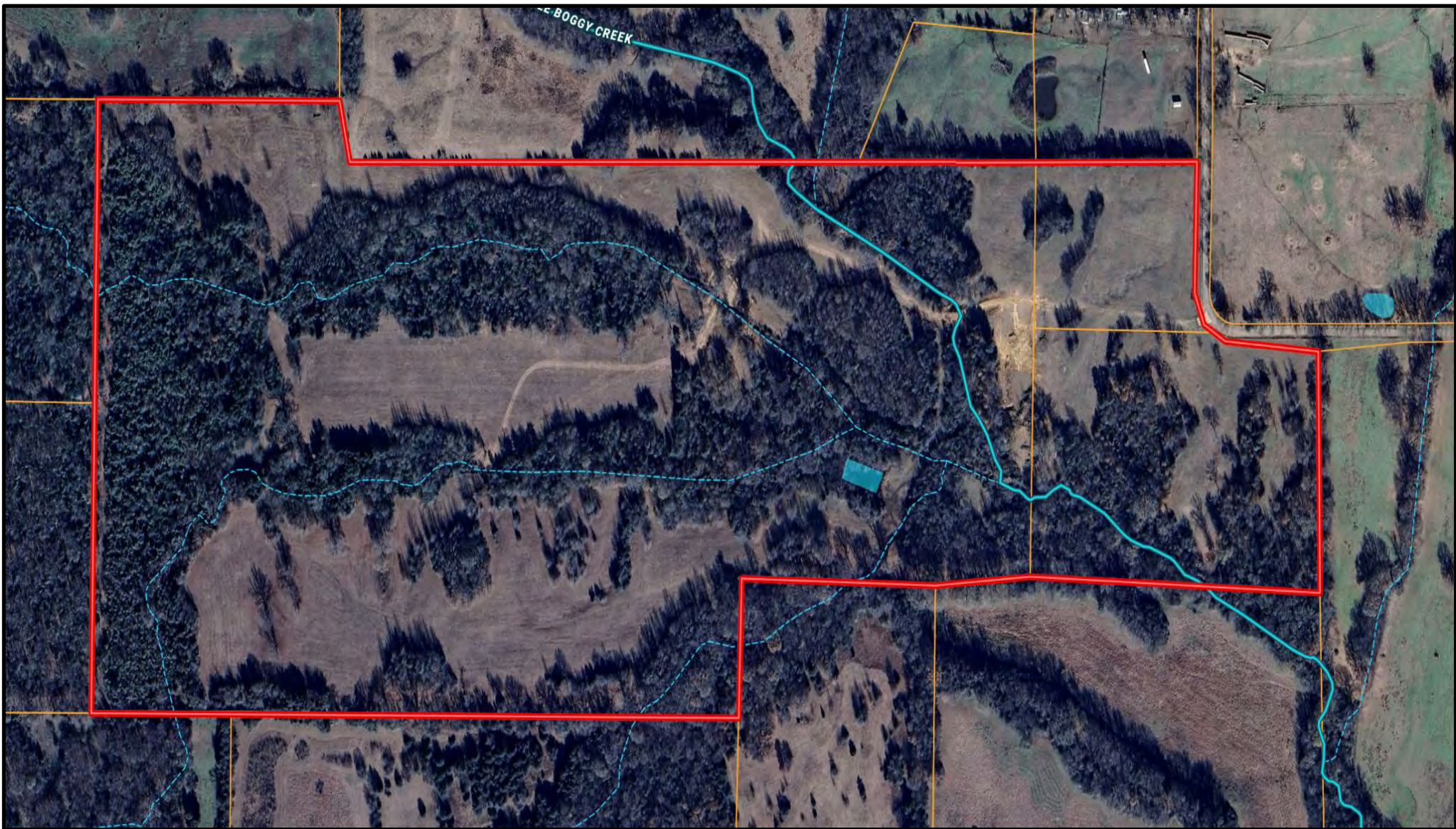
Flood and Contours Map



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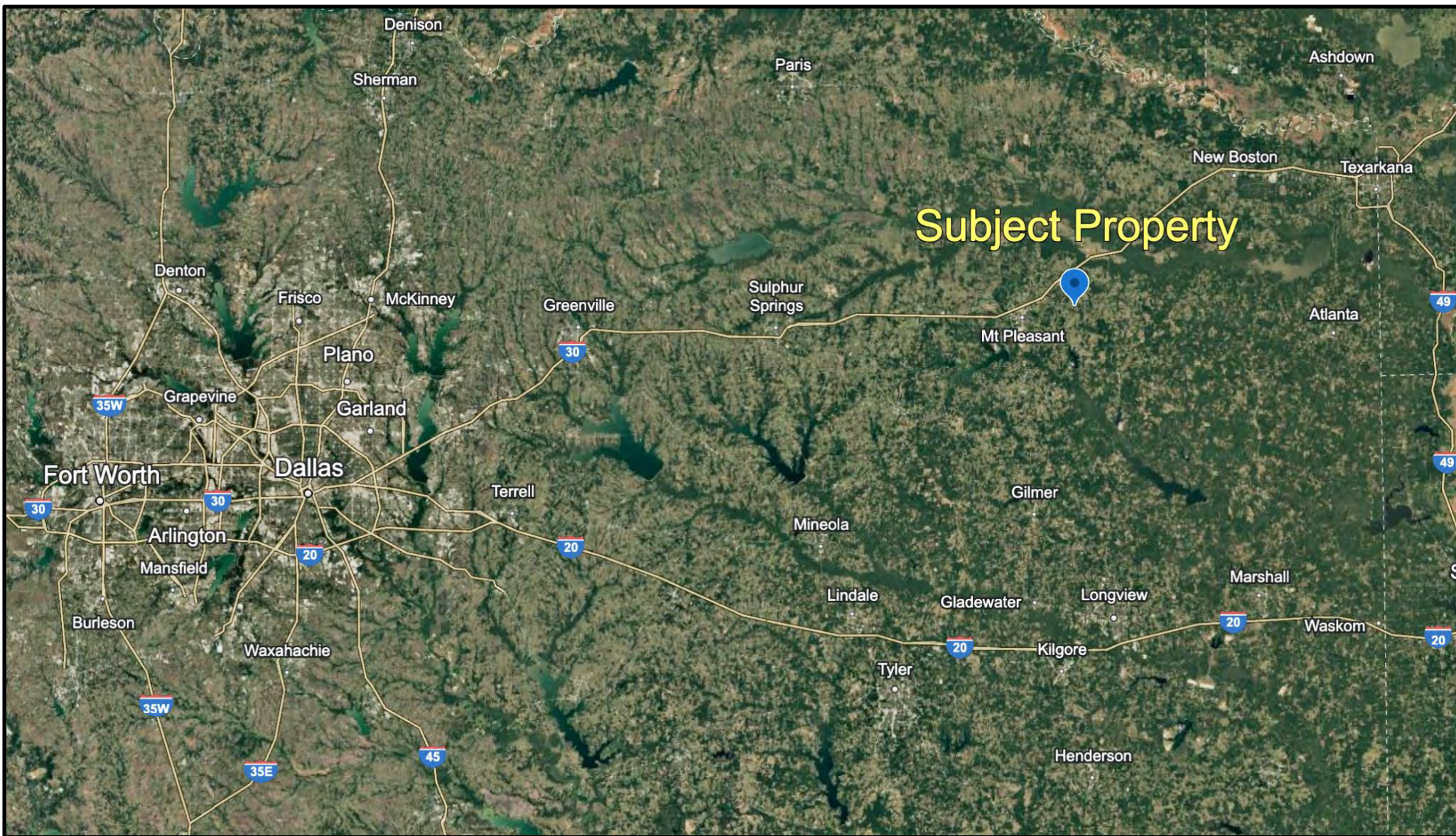
Flood Plain Map



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Surface Water Map

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Wide Aerial

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

Must treat all parties to the transaction impartially and fairly;

May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

Must not, unless specifically authorized in writing to do so by the party, disclose:

that the owner will accept a price less than the written asking price;

that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

RES=Real Estate Services	9003405	CMCKISSICK@RESMCKINNEY.COM	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles McKissick		cmckissick@resmckinney.com	(214)533-5146
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corey Homer	0777944	CHOMER@RESMCKINNEY.COM	(469)667-6587
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069

Corey Homer

Information available at www.trec.texas.gov

IABS 1-0 Date

Unfiled

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