



McKissick & Associates

Brokerage · Consulting · Development
972-562-9090
www.resmckinney.com

191 Bell Road

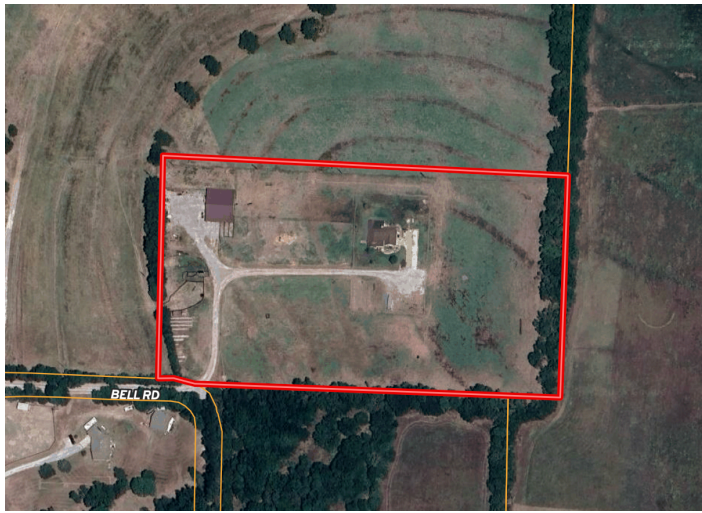
VAN ALSTYNE TX | 75495

ASKING \$ **\$1,200,000**

TYPE HOME AND LAND

ACREAGE: 10.1 +/- \$/ACRE: \$118,811/AC

Information contained herein is deemed reliable but not guaranteed by Broker or Owner and should be verified.



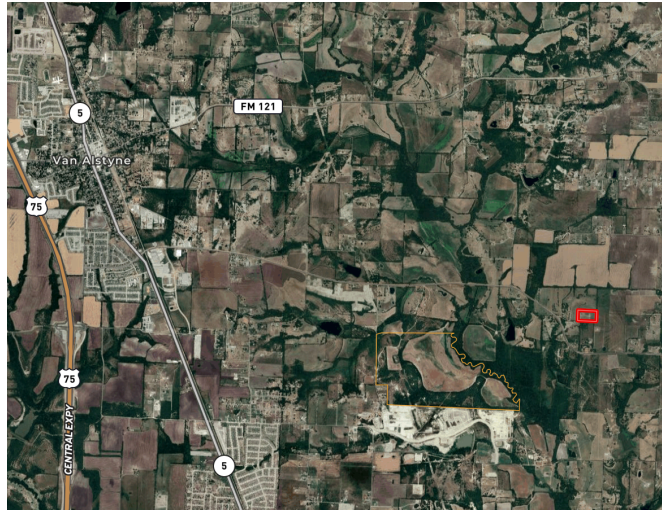
TIGHT AERIAL



AERIAL



WIDE AERIAL



WIDER AERIAL

OVERVIEW

RES-Real Estate Services, LLC is proud to present this 10.1 acres, Van Alstyne, TX, Grayson County, 1,925 sq ft, built in 2015, 4 bedrooms, 3 full bathrooms, central heat and air (original units), propane Generac generator (powers entire home), wood-burning fireplace, gas fireplace, 2-car garage, storm cellar, 3-year-old composite roof, ag exempt, no floodplain, private driveway, 40x60 barn with two 15'+ overhangs, cross-fenced with electric temporary fencing, survey and floor plan available.

10.1 Acres
Grayson County
Van Alstyne



Corey Homer
Associate



Contact

O: (972) 562-9090 | M: (469) 667-6587



Message

chomer@resmckinney.com



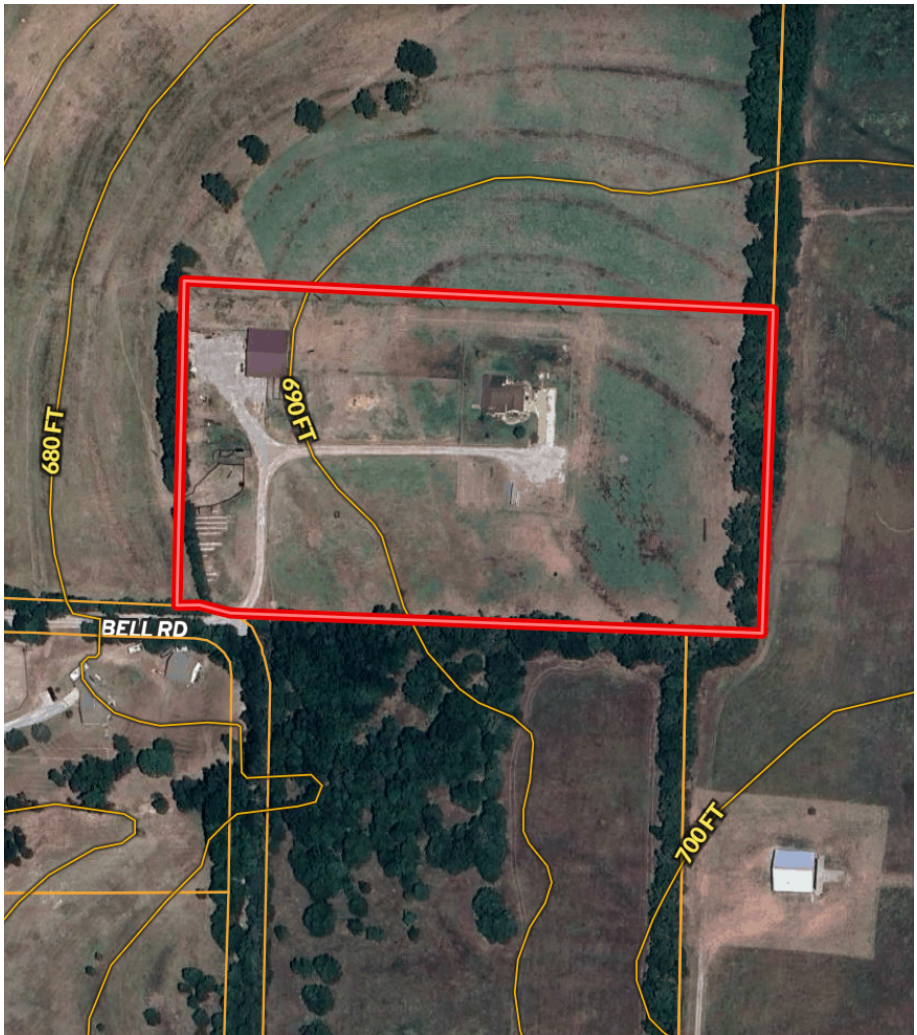
Address

1833 W. Hunt #102,
McKinney, TX 75069





SURFACE WATER MAP



CONTOUR LINES MAP

3 Acres | Collin County | Princeton



Corey Homer
Associate

Contact
O: (972) 562-9090 | M: (469) 667-6587

Message
chomer@resmckinney.com

Address
1833 W. Hunt #102,
McKinney, TX 75069



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Mark Roberts Survey, Abstract No. 994, and being a part of the 10.10 acre tract of land conveyed to Jay Thompson & Lindsay Hunter by deed of record in Volume 5433, Page 262, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a previously set 1/2" steel rod maintaining the southwest corner of said 10.10 acre tract;

Thence North 01°42'44" East, along the west line of said 10.10 acre tract, a distance of 25.00 feet to a 1/2" steel rod set;

Thence over and across said 10.10 acre tract the following calls and distances:

South 88°37'58" East, a distance of 105.05 feet to a point;

North 52°28'35" East, a distance of 355.38 feet to a point;

North 01°42'44" East, a distance of 242.72 feet to a 1/2" steel rod set in the north line of said 10.10 acre tract;

Thence South 88°17'16" East, continuing along the north line of said 10.10 acre tract, a distance of 275.00 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence over and across said 10.10 acre tract of land the following calls and distances:

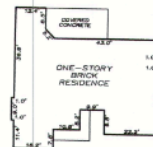
South 01°42'44" West, a distance of 275.00 feet to a 1/2" steel rod set for the southeast corner of the herein described tract;

North 88°17'16" West, a distance of 275.00 feet to a 1/2" steel rod set;

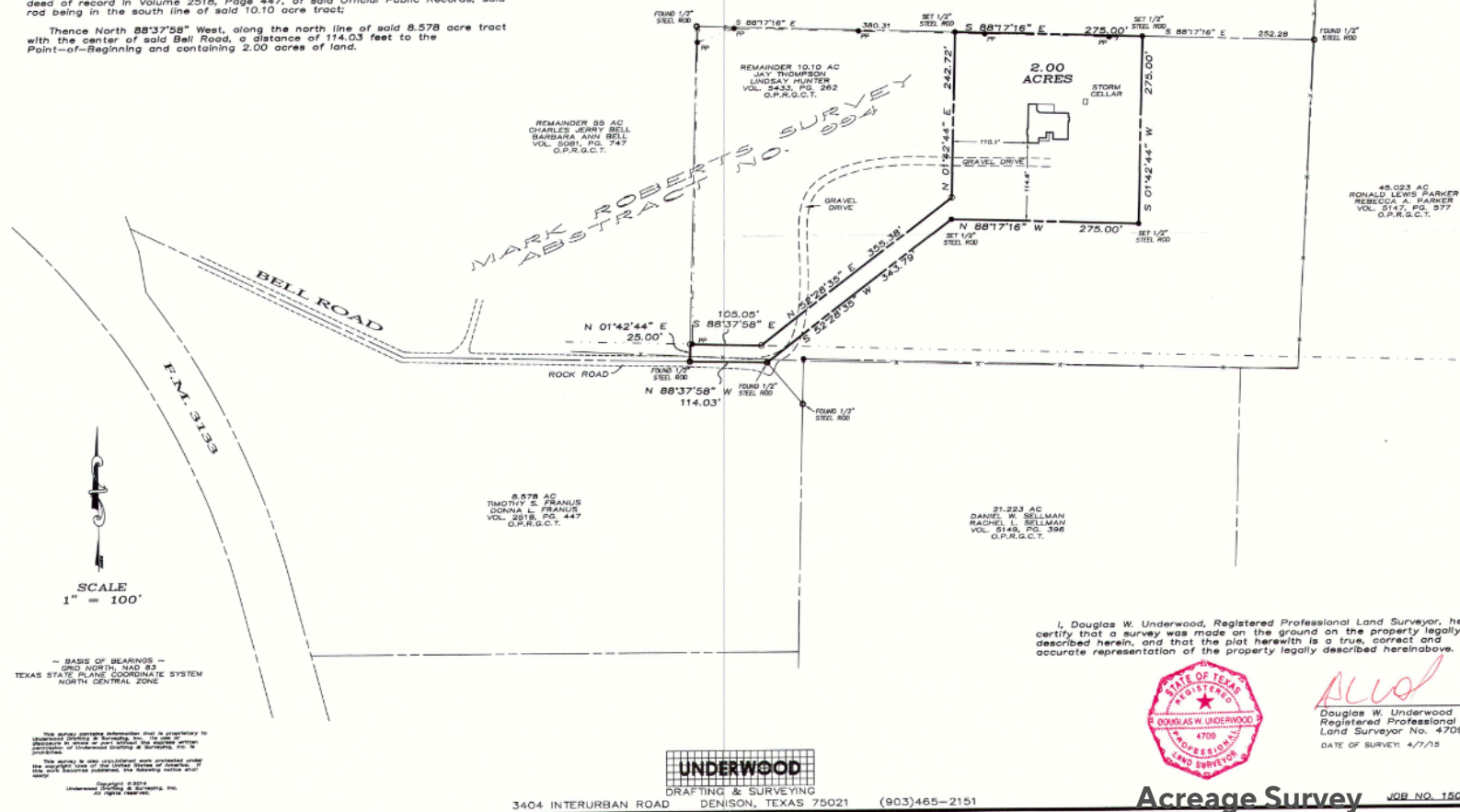
South 52°28'35" West, a distance of 343.79 feet to a 1/2" steel rod found in the center of Bell Road maintaining the northerly most northeast corner of a 8.578 acre tract of land conveyed to Timothy S. Franus and Donna L. Franus by deed of record in Volume 2518, Page 447, of said Official Public Records, said rod being in the south line of said 10.10 acre tract;

Thence North 88°37'58" West, along the north line of said 8.578 acre tract with the center of said Bell Road, a distance of 114.03 feet to the Point-of-Beginning and containing 2.00 acres of land.

~ DETAIL ~
SCALE ~ 1" = 30'



EASEMENT FOR HIGHWAY PURPOSES TO THE COUNTY OF GRAYSON, STATE OF TEXAS, OF RECORD IN VOLUME 1181, PAGE 732, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
ELECTRIC LINE EASEMENT AND RIGHT OF WAY TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC. OF RECORD IN VOLUME 3876, PAGE 388, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AFFECT THE SUBJECT TRACT AS A BLANKET EASEMENT.



Corey Homer
Associate



Contact

O: (972) 562-9090 | M: (469) 667-6587



Message

chomer@resmckinney.com



Address

1833 W. Hunt #102,
McKinney, TX 75069





2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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, LLC	9003405	cmckissick@resmckinney.com	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles B. McKissick	0140928	cmckissick@resmckinney.com	(972)562-9090
Designated Broker of Firm	License No.	Email	Phone
Charles B. McKissick	0140928	cmckissick@resmckinney.com	(972)562-9090
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
COREY RICHARD HOMER		chomer@resmckinney.com	(972)562-9090
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

RES IABS

Social Living Real Estate Boutique, P.O. Box 988 McKinney, TX 75070

Phone: 214-945-1970

Fax:

Produced with Lorie Wolf Transactions (cop-form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.law.com