



BEN THOMAS
COMPANIES

REAL
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Luxury Properties
Farm & Ranch
Commercial

GRAYSON COUNTY 41 ACRES
LOCATED ON HWY 160 NORTH OF SH 121
3556 SH 160, WHITEWRIGHT, TX 75491

41 acres located in Grayson County, Texas. This property features a 3/2/2 1800 sf house in poor to fair condition, three outbuildings, a creek, areas of heavy trees and open pasture, along with a privacy treeline at the road.

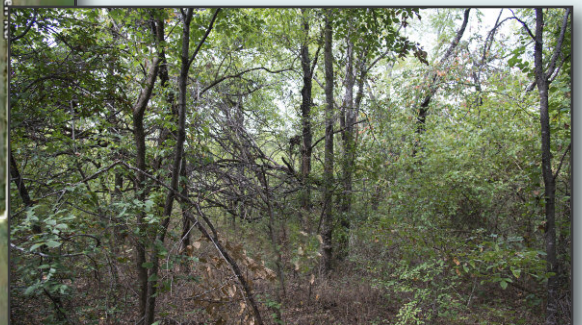
This property is currently leased month to month while the tenant waits to build a new home. Monthly rental income is \$775/mo for the house and surrounding 3 acres.

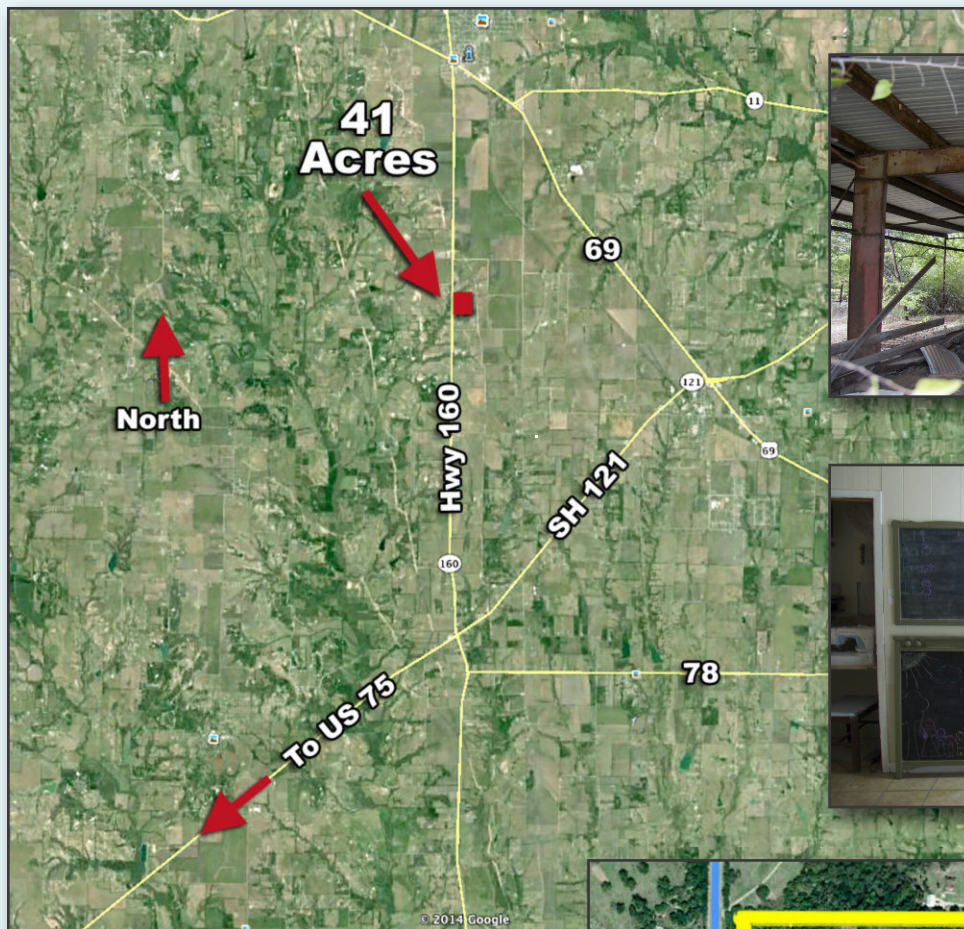
With an ag exemption in place the property will be inexpensive to hold and would provide some income as well. The house is not in good condition. The property is priced for the land only and the house and improvements are sold strictly as is.

Property is located 14 miles northeast of US 75 just 4 miles north of SH 121, and 16 miles east of McKinney.

Price: \$349,000

MLS # 13308334

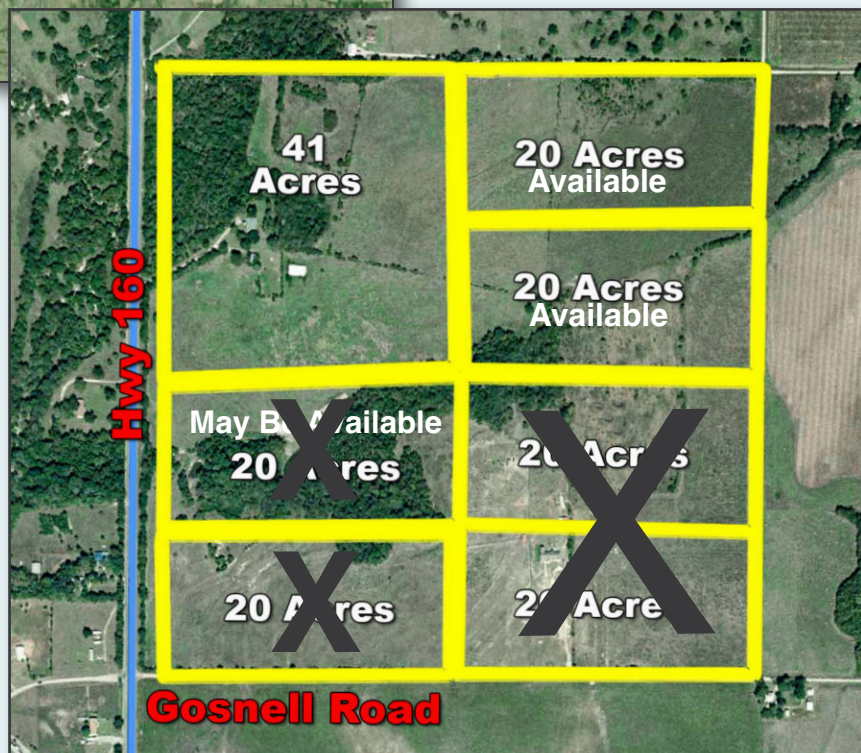




Additional land is available.
Please inquire for details.

BEN THOMAS COMPANIES

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FACT SHEET

PROPERTY INFORMATION: 41.041 acres located on Hwy 160 in Grayson County.

LOCATION: Property is located on Hwy 160 four miles north of SH 121, 14 miles east of US 75 (Central Expressway), 12 miles east of Melissa/Anna and 16 miles northeast of McKinney, TX.

LEGAL/TAX: 41.041 acres, G-1455 Worden JA A-G1455, Grayson County, Texas.

Grayson County

Tract #1:

Tract Size

41.041 Acres

Property ID No.

265131

Geo ID No.

280-145500110

WATER: Available On Site

ELECTRIC: Available on Site

PHONE: Available on Site

GAS: Propane

SEWER: Septic

FEATURES: The property features open native pastures, heavy trees and creek areas, highway road frontage, an 1800 sf house, outbuildings. Possible usages would include residential, recreation, farming, investment and commercial.

SCHOOLS: Whitewright Independent School District

TAXES: 2015 taxes. Approx \$2,000.00
Property is currently ag-exempt.