

FANNIN COUNTY ACREAGE

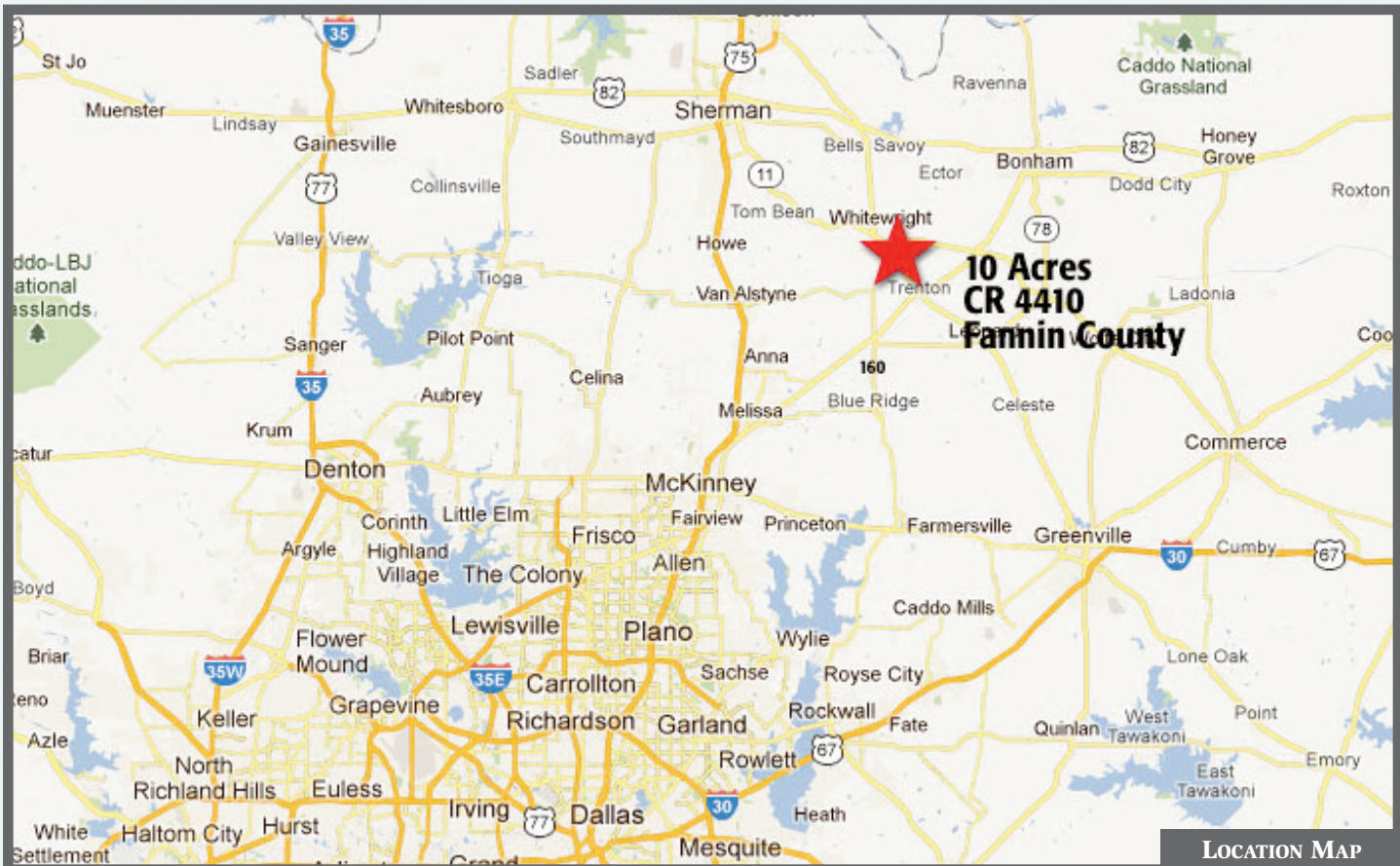
+/- 10 ACRES • WHITEWRIGHT, TX
CR 4410 JUST OFF HWY 69

A heavily-treed 10 acre tract located on CR 4410 about .3 miles west of 69. Property is very secluded and would be perfect for someone looking for privacy when building their home. Property has approx. 375' of all-weather road frontage on CR 4410. Located 18 miles north of US 75, 4 miles south of Whitewright and 2 miles north of Trenton.

Summary:

- +/- 10 Acres
- Very Private & Secluded
- Heavy Trees & Thick Brush
- Two Open Meadow Areas
- 325' of CR 4410 Frontage
- Water & Electric at the Road
- Road is All-Weather (not paved)
- Scenic Seasonal Creek
- Price: \$72,000
- MLS #13170829





BEN THOMAS COMPANIES
901 Riviera Drive
Mansfield, Texas 76063
Ph: 817.925.8716
Fax: 682.518.5174
www.benthomascompanies.com

FACT SHEET

PROPERTY INFORMATION: 10 acres located on County Road 4410 in Fannin County.

LOCATION: Property is located on County Road 4410, .3 miles west of Hwy 69; two miles north of SH 121 & Trenton; 4 miles south of Whitewright; 18 miles north of US 75 (Central Expressway); 15 miles north of Melissa/Anna and 21 miles northeast of McKinney, TX.

LEGAL/TAX: 10 acres, A1085, U E Sears, Fannin County, Texas

<u>Fannin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1	10 Acres	84323	1085-001-0010-13

WATER: Available Near Site

ELECTRIC: Available Near Site

PHONE: Available Near Site

GAS: Propane

SEWER: Septic

FEATURES: The property features thick heavy trees and brush with some open pasture areas with scattered trees. Has a seasonal creek that runs through the property. Possible usages would include residential, recreation, investment and commercial. Property is fenced on two sides.

SCHOOLS: Whitewright Independent School District

TAXES: No ag-exemption currently in place.