

262 +/- Acres

FM 751, Wills Point TX 75169

FOR SALE

~~\$917,000~~

**JUST
REDUCED
\$851,500**

DIRECTIONS

From Dallas take
US Hwy 80 East 38
miles to Wills
Point, Left on FM
47 for .5 mile to FM
751 Left for 1 mi,
Property on Left,
Sign on Property

INCREDIBLE SITE FOR HOME OR SUBDIVISION



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com



Brought to You Exclusively By
Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

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Frank Roberts LAND TEAM

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LOT DESCRIPTION:

262 +/- acre Ranch only 30 miles from Dallas. Incredible site for personal home or sub-division in Wills Point, TX. Property features large lake, improved grasses, ag exemption, is partially in Wills Point City Limits with city water and sewer. Rolling terrain, large mature hardwood trees scattered throughout property. Property fronts FM 751/ CR 3805)

DEVELOPMENT:

City Limits

FENCING:

Barbed Wire

TOPOGRAPHY:

Level

Rolling

UTILITIES:

Asphalt

City Sewer

City Water

Co-op Water

Overhead Utilities

CROPS/GRASSES:

Coastal Bermuda

Hardwood Timber

Native

Other

SOIL:

Sandy Loam

MISCELLANEOUS

Corrals

Fenced for Cattle

Holding Pen

PROPOSED FINANCING

Cash

Conventional

Federal Land Bank

