

SRE

SUDDERTH
REAL
ESTATE

Contact: Rodger Alexander
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\$885,373

*164 +/- Acres , Large Private Lake, Pond,
Road frontage on three sides, with Rolling
Hills many House Sites and Views*



Rolling Hills



Fishing Pier



Pond



View

100 E Collin St., PO Box 1225,
Leonard, Texas 75452



164 +/- Acres Aerial





CORD 676

CORD 707

164 +/- Acres

Pond

Lake

Bear Creek

CORD 673

100 E Collin St., PO Box 1225,
Leonard, Texas 75452

CR 676

P.O.B.
POINT
IN C.R.

FANNIN COUNTY
COLLIN COUNTY

C.R. 676
N 61°26'00" E 2169.60'
H.R.S. LINE

P.R. 7

TIMOTHY & CATHY COX
1288 / 325

498.15

1/2" RS

MOSES MAHAND SURVEY, A - 657

163.958 ACRES
ASA BLANKENSHIP SURVEY, A - 139

120.500 ACRES
OSCAR & GRAY MARTINEZ
5473 / 10189

E.H. SHARP SURVEY, A - 885

CR 707

CR 673

19.500 ACRES
COLLIN SOIL CONSERVATION DISTRICT
579 / 342
9.200 ACRES
PILOT GROVE CREEK WATERSHED ESMT.
500 / 371

POND

100 YEAR FLOOD PLAIN

H.R.S. LINE

1/2" RS

PHILIP LINDSLEY, III
& SUSAN McMORDE
2038 / 53

58.990 ACRES
REX & SALLY MOORE
94-0102557

20.075 ACRES
MARK EASTIN
2003-0198564

J.W. BUTLER SURVEY, A - 60

SCALE:

S.G. McCLANAHAN SURVEY, A - 1079

35.850 ACRES
J & B INVESTMENTS, LTD.
5568 / 4633

8.000 ACRES
THOMAS BLACK
C.R. 707
N 01°44'45" E 1111.10'

22.354 ACRES
JEAN WELLS SUBTRUST
50070904001228176

15.000 ACRES
LEROY & LINDA WARREN, JR.
20070818001200820

3.700 ACRES
MICHAEL BURKHART
20080102000001190

10.000 ACRES
TODD MCGRATH
2000-0120868

10.004 ACRES
JOANNE RICHARDSON
8070 / 3231

7.910 ACRES
PHILIP LINDSLEY, III
& SUSAN McMORDE
93-0045445

14.310 ACRES
PHILIP LINDSLEY, III
& SUSAN McMORDE
93-0045445

C.R. 673

POINT
IN C.R.

H.R.S. LINE

H.R.S. LINE

45' ESMT TO COLLIN COUNTY
2000-0086633
4728 / 1215

1.000 ACRE
DAVID & ANNE TIERNA
2002-0022869

2.216 ACRES
PHILIP LINDSLEY, III
& SUSAN McMORDE
93-0034628

J. SLABURN SURVEY, A - 870

LEGEND

36 NFM