



FARMLAND INVESTMENT PROPERTY

65.26 ACRES | WOLFE CITY, TEXAS | \$391,608

OWN A PIECE OF TEXAS! 65 acres with many possibilities. Located in North Central Texas Superb choice to build your dream home. Farm, run cattle or horses, develop or just recreation located 7.5 miles south of Wolfe City HS in desirable WCISD Commute to Dallas, Greenville, McKinney and Sherman. This property has paved HWY frontage and is currently in agriculture use. There is a creek that runs through the property and will need a culvert to access back of property Est cost for culvert is 1,600 seller will pay up to 1,600 with acceptable offer. The front approx. 10 acres is open then there is the tree line and creek beyond that opens to the remaining acreage. Water and electric are available off site. The seller will also offer \$10,000 towards closing costs, improvements and/or down payment with acceptable offer!



BARBARA THOMAS | REALTOR

BARBARATHOMAS4U@YAHOO.COM | CELL: 214.680.3978

OFFICE: 903.438.2585 | 1875 17TH ST NE, PARIS TX 75460

**United
Country
Real Estate**
**AltaTerra Realty
and Auction LLC**
(903) 438-2585

NORTHEAST TEXAS' NUMBER ONE PREMIER RURAL LAND BROKERAGE

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