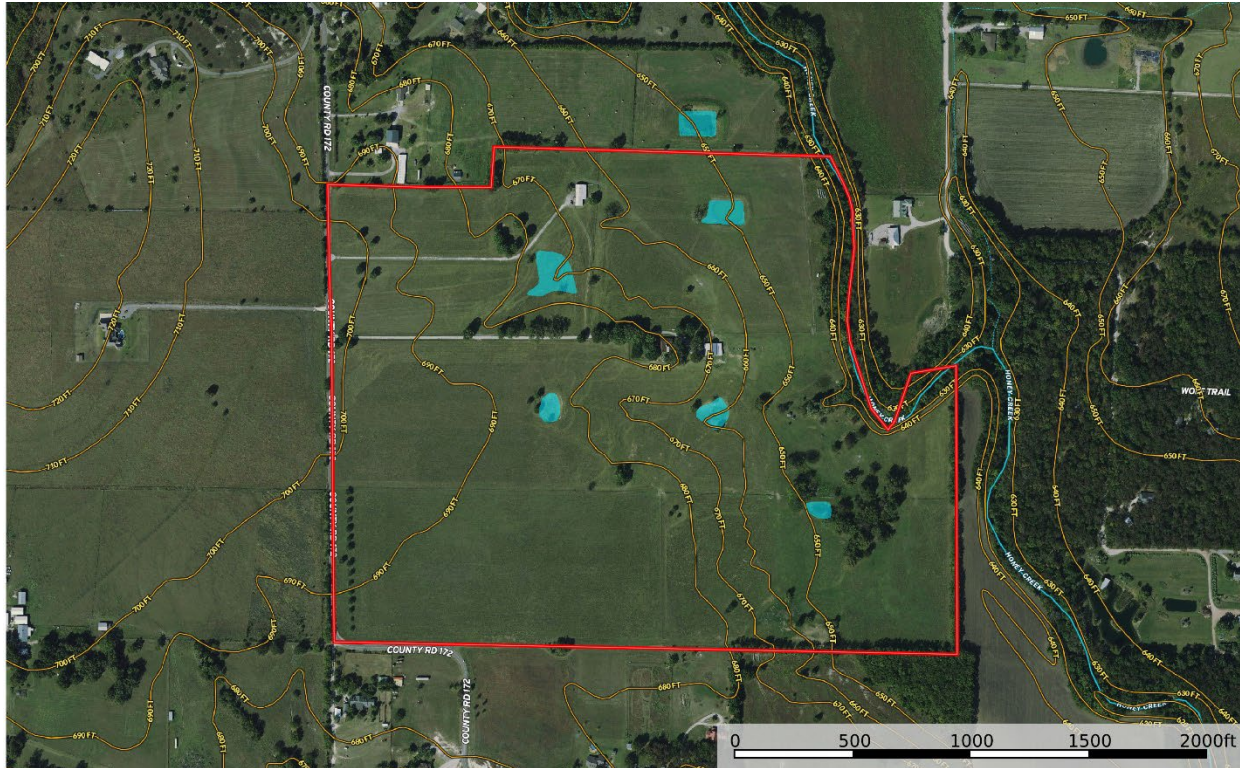


**8358 COUNTY ROAD 172
CELINA (COLLIN CO.), TX 75009
LIST PRICE: \$9,828,721 (85,000/ACRE)**

**Listed By: Brian Smith, Dave Perry-Miller Real Estate
6025 Luther Lane, Dallas, TX 75225
brian@countryconnection.com
214-808-8831**



Perfect for development! Beautiful land, private and secluded with a great comfortable feel located between Celina and Weston. 115 acres of level to rolling topography on a paved county road with one-half mile of frontage that discontinues shortly after the property. East boundary is a live treed creek for an additional privacy buffer. The only known free-flowing artesian well in Collin County that provided water for early settlers and their livestock is located here. Property is ag exempt with 5 ponds, cross-fenced into 6 pastures with two barns and a 3 bedrooms 2 bath brick home on a treed knoll overlooking the property. See aerial photo and survey.

Acres: 115.632

Parcel ID: R680100000901; Robert Skaggs Survey, A-801

Schools: Celina ISD

Home: Traditional, brick, built in 1973, 1913 Sq Ft (per CAD); 3 bedrooms, 2 baths, 1 half-bath

Taxes: \$3,254.00, agricultural exemption

Fencing: Perimeter and cross-fenced with barbed wire

Barns: Metal woodworking barn w/220V and a storage/equipment barn

Ponds: 5 – Property backs up to Honey Creek, a live water creek

Topography: Level to rolling, great pasture, scattered trees

Easements: Water and electric

Restrictions: Manufactured housing, swine and storage units

Utilities: Grayson/Collin Electric Co-op; Mustang Water Supply Corp. *Artesian water well flows naturally 7200 gals per day & pumps 11,500 gals/day

Title Company: Capital Title, 4851 LBJ Freeway, Ste. 1100, Dallas, TX 75244 - Eric Dahlberg

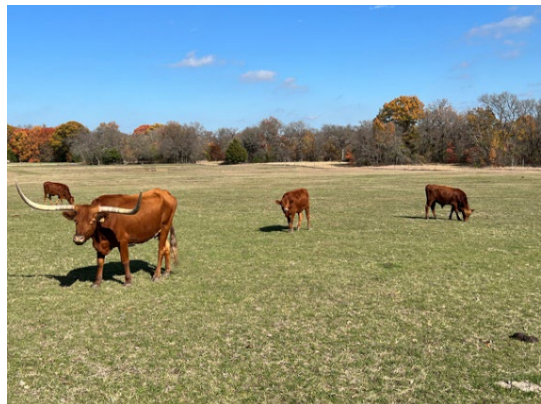
Directions: FROM CELINA, GO EAST ON FM 455 FOR ABOUT 6 MILES; RIGHT ON CR 172 TO 8358 CR 172.

*Information provided is deemed reliable but is not guaranteed and should be independently verified.
Buyer or Buyer's agent to verify measurements, schools and tax.*











LEGAL DESCRIPTION 115.632 Acres

BEING all of that tract of land situated in the Robert Skaggs Survey, Abstract No. 801, Collin County, Texas, and being all of a called 0.665 acre tract of land described as Tract I, all of a called 40 acre tract of land described as Tract II, the remainder of a tract of land described as Tract III, all of a tract of land described as Tract IV and all of a called 39.854 acre tract of land described as Tract V, all on the deed to James W. Magee, Linda L. Magee Nelson and James W. Magee, Jr., Trustees of the James W. Magee Revocable Trust, recorded in Instrument No. 20190327000318680, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Tract V;

THENCE North 89°12'05" West, with the southerly line of said Tract V, a distance of 931.25 feet to a 1/2-inch iron rod with cap stamped "RPLS 3963" found for an angle point, common to the northeast corner of a called 4.00 acre tract of land described in the deed to Allan Darrin Jones, recorded in Instrument No. 20120820001029610, said Official Public Records;

THENCE South 89°40'26" West, continuing with the southerly line of said Tract V and the northerly lines of said 4.00 acre tract and a called 3.290 acre tract of land described in the deed to Bill A. McIntyre, recorded in Instrument No. 20090310000273470, said Official Public Records, passing at a distance of 665.15 feet a 5/8-inch iron rod found for the northwest corner of said 3.290 acre tract, common to the northeast corner of a called 6.847 acre tract of land described in the deed to Guatam Raj Kinra and wife, Agnes Kirkland Kinra, recorded in Instrument No. 1997-0073057, said Official Public Records, continuing on said course with the northerly line of said 6.847 acre tract entering and in County Road 172 a part of the way, a total distance of 1,707.68 feet to a 1/2-inch iron rod found on the southwesterly side of a bend in said County Road 172 for the southwest corner of said Tract V, common to the westerly corner of said 6.847 acre tract;

THENCE North 01°48'04" West, with the westerly line of said Tract V, entering and in said County Road 172, a distance of 661.44 feet to a mag nail set for an angle point, same being the northwest corner of said Tract V, common to the southwest corner of said Tract II;

THENCE North 01°38'39" West, with the westerly lines of said Tract II and said Tract III, continuing in said County Road 172, a distance of 1,274.90 feet to a 1/2-inch iron rod found for the southwest corner of a called 11.79 acre tract of land described in the deed to Dennis Ray Huber and Asa B. Huber, recorded in Instrument No. 20120220000189390, said Official Public Records;

THENCE with a southerly line of said 11.79 acre tract, the following courses:

1. North 89°53'29" East, a distance of 143.93 feet to an angle point;
2. South 89°53'12" East, a distance of 249.55 feet to an angle point;
3. North 87°35'46" East, a distance of 33.73 feet to a an angle point;
4. North 88°54'28" East, a distance of 264.54 feet to a 1/2-inch iron rod found for the southernmost southeast corner of said 11.79 acre tract;

THENCE North 02°42'11" East, with an easterly line of said 11.79 acre tract, a distance of 170.77 feet to a capped iron rod set in the northerly line of said Tract III for a re-entrant corner of said 11.79 acre tract;

THENCE with the northerly line of said Tract III and the southerly line of said 11.79 acre tract, the following courses:

North 89°41'46" East, a distance of 208.71 feet to an angle point;

North 89°55'15" East, a distance of 568.62 feet to an angle point;

North 89°59'48" East, passing at a distance of 432.20 feet a 1/2-inch iron rod found for witness on the westerly side of Honey Creek, continuing on said course, a total distance of 626.18 feet to a point in said Honey Creek;

THENCE with easterly lines of said Tract IV and said Tract II and in said Honey Creek the following courses:

1. South 29°05'34" East, a distance of 217.85 feet;
2. South 19°00'48" East, a distance of 93.34 feet;
3. South 02°37'02" East, a distance of 80.98 feet;
4. South 04°32'59" West, a distance of 178.81 feet;
5. South 04°06'29" West, a distance of 131.02 feet;
6. South 05°26'27" East, a distance of 148.58 feet;
7. South 12°35'14" East, a distance of 145.41 feet;
8. South 33°29'43" East, a distance of 164.77 feet;
9. South 54°34'04" East, a distance of 26.16 feet to a point for the westerly corner of said Tract I;

THENCE North 23°53'55" East, with the northerly line of said Tract I, a distance of 202.99 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 71°57'44" East, continuing with the northerly line of said Tract I, a distance of 217.18 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5557" found for the northeast corner of said Tract I;

THENCE South 01°21'07" East, with the easterly lines of said Tract I, said Tract II and said Tract V, a distance of 1,259.85 feet to the POINT OF BEGINNING and enclosing 115.632 acres (5,036,933 square feet), of land, more or less.

8358 County Road 172, Celina 75009
Collin County, Texas, 115.632 AC +/-



Brian Smith
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6025 Luther Lane, Dallas, TX 75225



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