

\$9,417,600 - 324 Buck Creek, Tioga

MLS® #13853306

\$9,417,600

0 Bedroom, 0.00 Bathroom,
Land on 471 Acres

NA, Tioga, TX

EXCELLENT DEVELOPMENT OR INVESTMENT OPPORTUNITY - 470+or- Acres. Land is level to a gentle slope, and fronts Buck Creek Road to the North and Howell Road to the East. This land has approximately 2 Miles of paved road frontage and borders Lake Ray Roberts for approximately 1.5 miles. Just a short distance to FM 121, Hwy 377, Preston Road and the Future North Toll Road allows easy commute to DFW area. Ideal location for development in a fast-growing area with exemplary schools. Property is currently AG exempt. Seller will retain all mineral rights but will convey all surface rights. Property currently AG exempt. Owners may consider subdividing into two separate tracts.

Essential Information

MLS® #	13853306
Price	\$9,417,600
Bathrooms	0.00
Acres	470.88
Type	Land
Sub-Type	Farm / Ranch
Status	Active

Community Information

Address	324 Buck Creek
Area	GRAYSON COUNTY (37)



Subdivision	NA
City	Tioga
County	Grayson
State	TX
Zip Code	76271

Amenities

Utilities	Asphalt
Is Waterfront	Yes
Waterfront	Lake Front â€œ Corps of Engineers

Exterior

Lot Description	Acreage, Adjacent Greenbelt, Corner, Creek, Cultivated, Horses Permitted, Partially Cultivated, Some Trees, Tank/ Pond, Water/Lake View
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School Information

District	Tioga ISD
Elementary	Tioga
Middle	Tioga
High	Tioga

Additional Information

Zoning	Agriculture
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Listing Details

Listing Agent	Amy Crossland Bethel
Listing Office	RES Real Estate Services

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Listing information last updated on October 17th, 2019 at 8:00pm CDT