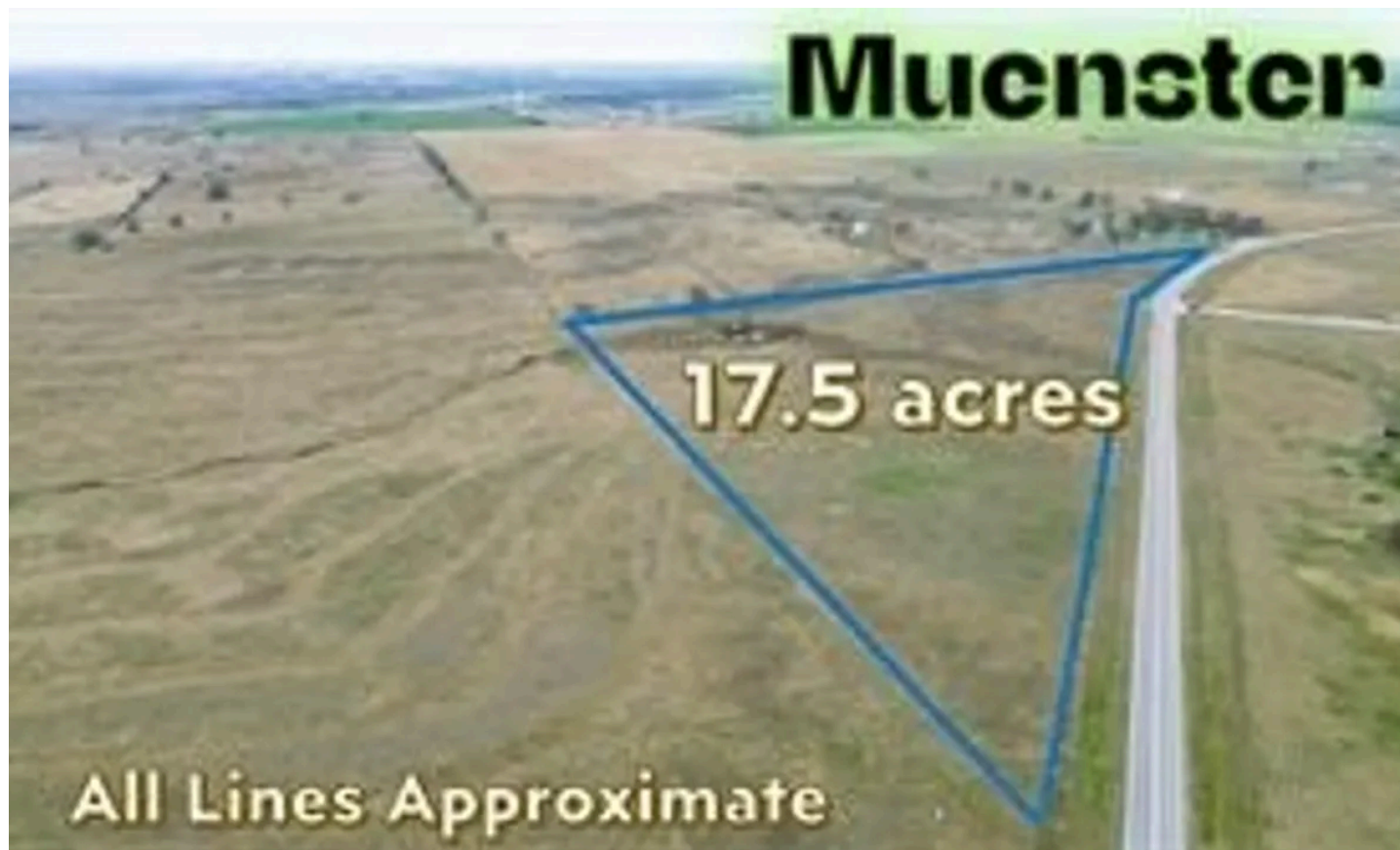


17.5ac TBD FM 1630 Muenster
17.5ac TBD FM 1630
Muenster, TX 76252

\$350,000
17.500± Acres
Cooke County



17.5ac TBD FM 1630 Muenster
Muenster, TX / Cooke County

SUMMARY

Address

17.5ac TBD FM 1630

City, State Zip

Muenster, TX 76252

County

Cooke County

Type

Undeveloped Land

Latitude / Longitude

33.577644 / -97.434277

Acreage

17.500

Price

\$350,000

Property Website

<https://northtexasrealestate.com/property/17-5ac-tbd-fm-1630-muenster-cooke-texas/95603/>



17.5ac TBD FM 1630 Muenster
Muenster, TX / Cooke County

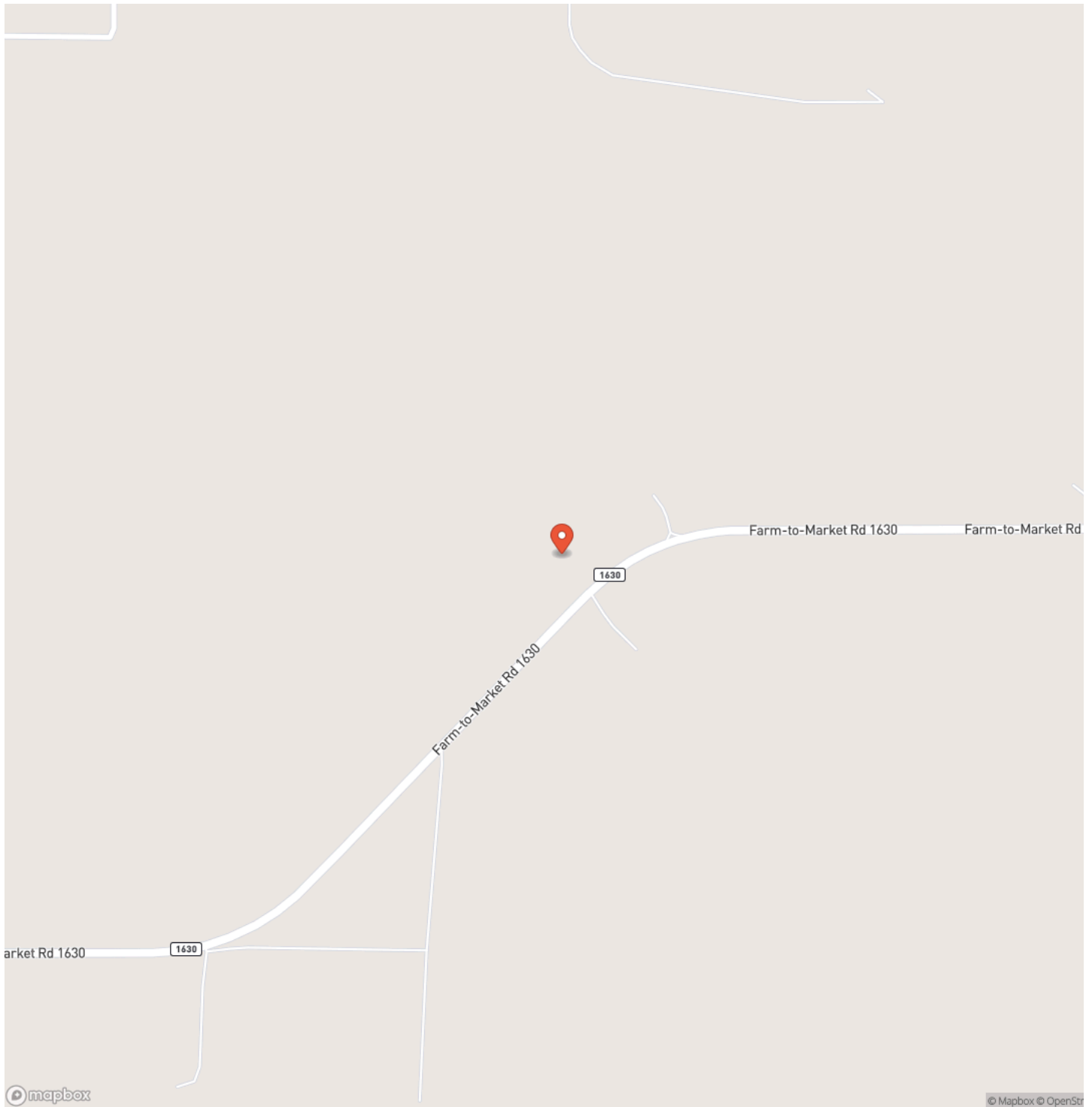
PROPERTY DESCRIPTION

17 +/- acres of ag-exempt land with excellent location and access. The property is currently fenced on two sides with a entrance and FM 1630 road frontage. There is a pond on the rolling landscape and a few trees with several build sites. No known restrictions. Located roughly 8 miles from Muenster and in exemplary Muenster ISD. Electricity is available from PenTex along the road and on the property. This size tract allows for 1 acre to be designated as a homestead, with the remaining acreage eligible to remain under agricultural exemption, offering valuable tax benefits. Buyer to obtain new survey to determine exact acreage before closing. Information deemed reliable but to be verified by buyer and/or buyer's agent.

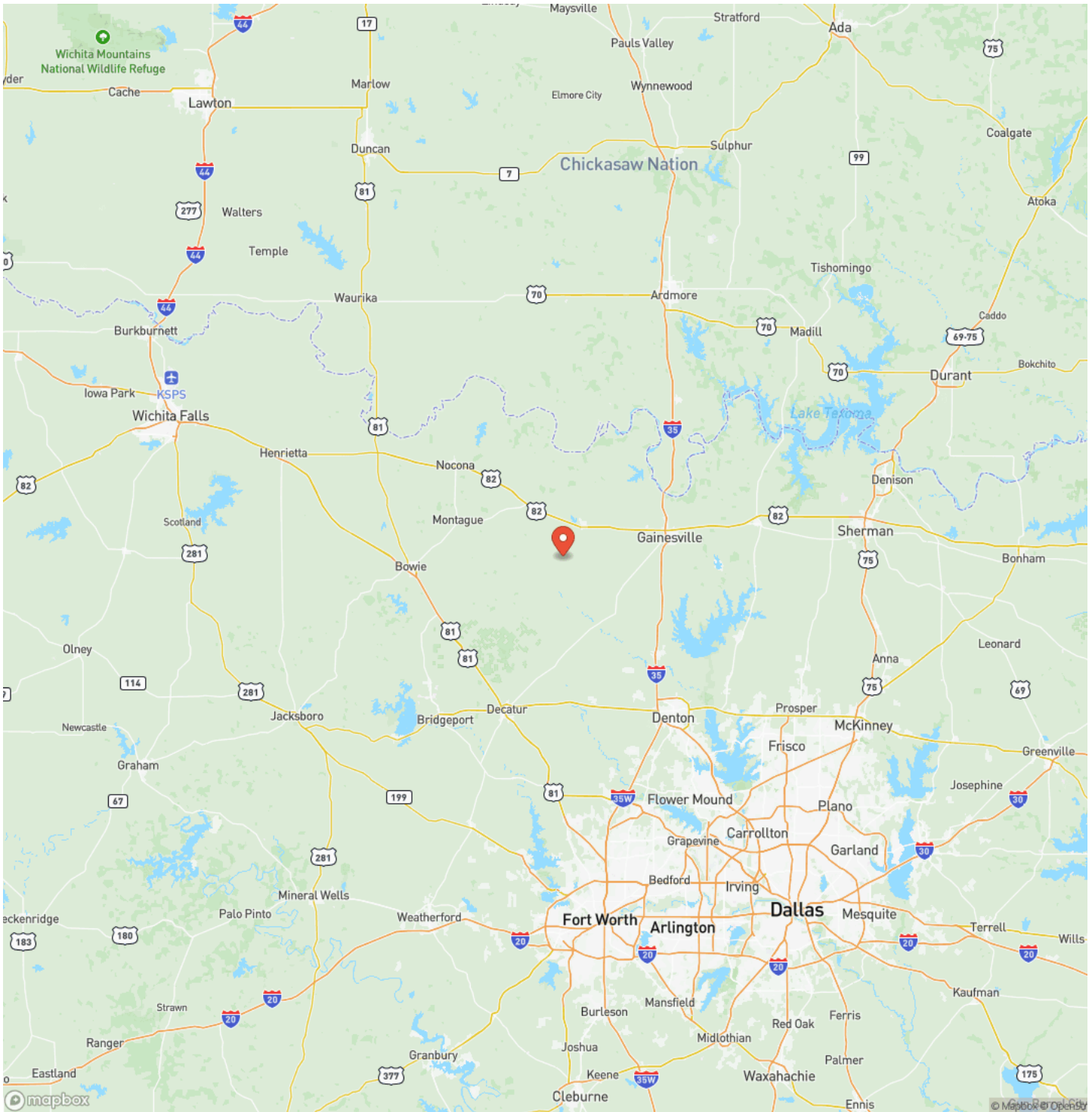




Locator Map



Locator Map



Satellite Map



17.5ac TBD FM 1630 Muenster
Muenster, TX / Cooke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Iva Walterscheid

Mobile

(940) 902-1655

Email

iva@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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