

598 CR 375, Muenster, Texas 76252
598 CR 375
Muenster, TX 76252

\$175,000
2± Acres
Cooke County



598 CR 375, Muenster, Texas 76252
Muenster, TX / Cooke County

SUMMARY

Address

598 CR 375

City, State Zip

Muenster, TX 76252

County

Cooke County

Type

Lot, Recreational Land

Latitude / Longitude

33.651774 / -97.376409

Acreage

2

Price

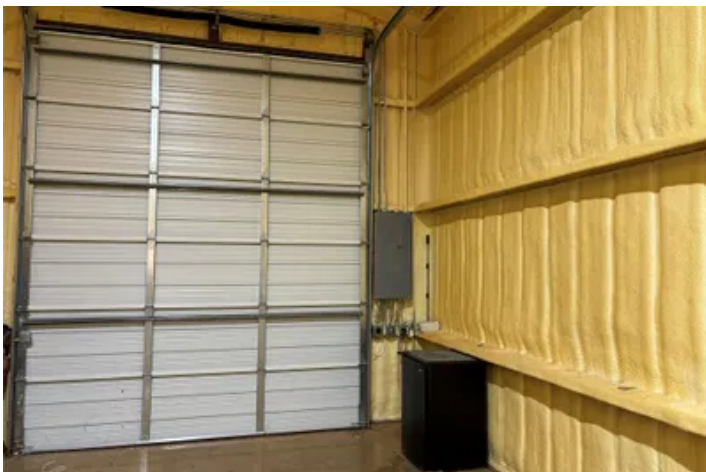
\$175,000



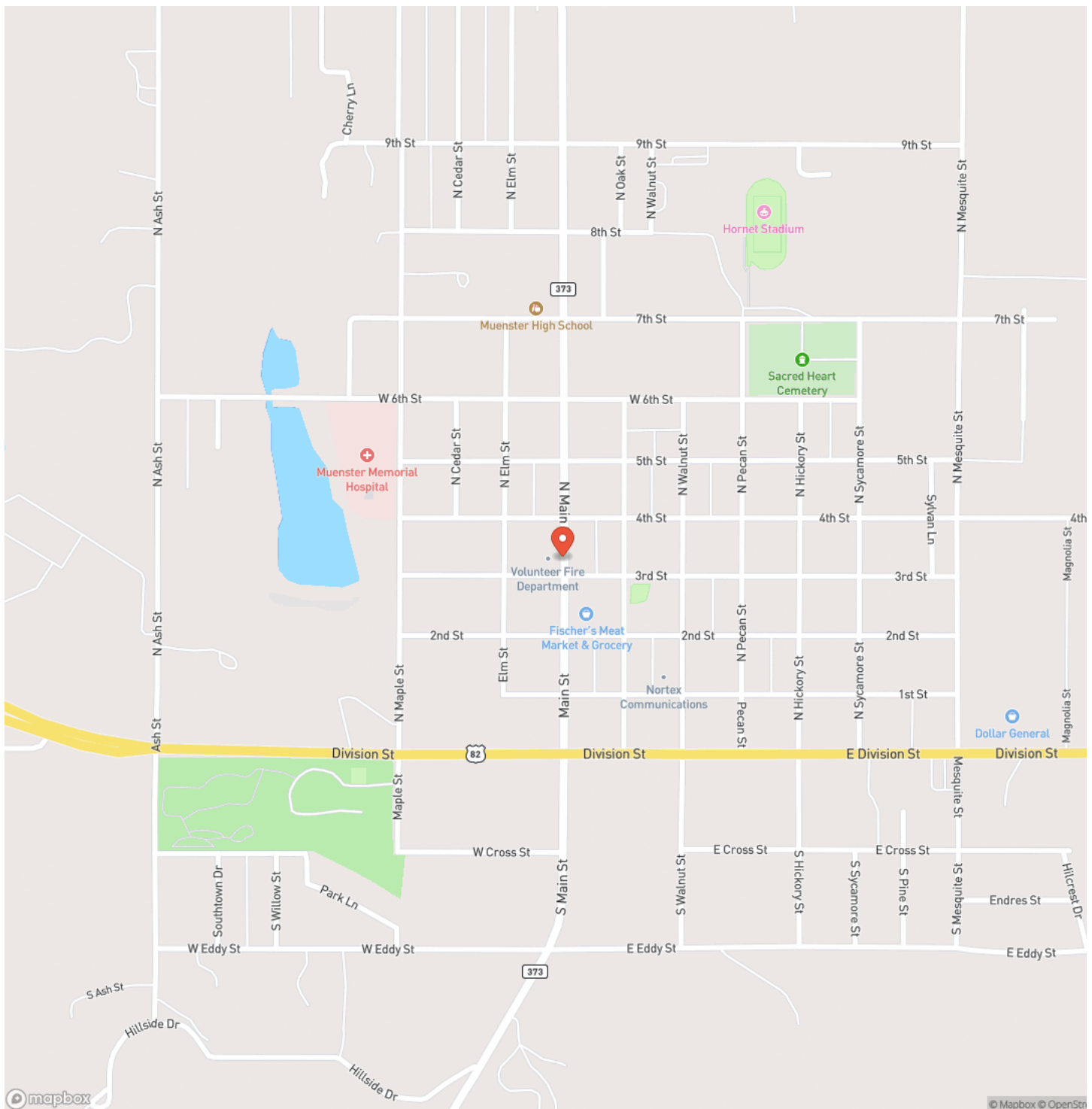
PROPERTY DESCRIPTION

A little slice of country living outside of Muenster, TX! Rolling terrain and beautiful views with paved road all the way home. This property has no known restrictions and a 1500sqf insulated shop with half for living quarters. Appliances in living quarters convey. Barn tin accents on dividing wall. RV hook-up in shop area with 14ft roll up door. Bolted storm shelter inside shop portion. Currently has composting toilet, would need septic system for frequent use. Has plumbing for shop side, but not tied in. Private well needed. Survey and new plat pending, will be completed before close. Information deemed reliable, to be verified by buyer and buyer's agent.

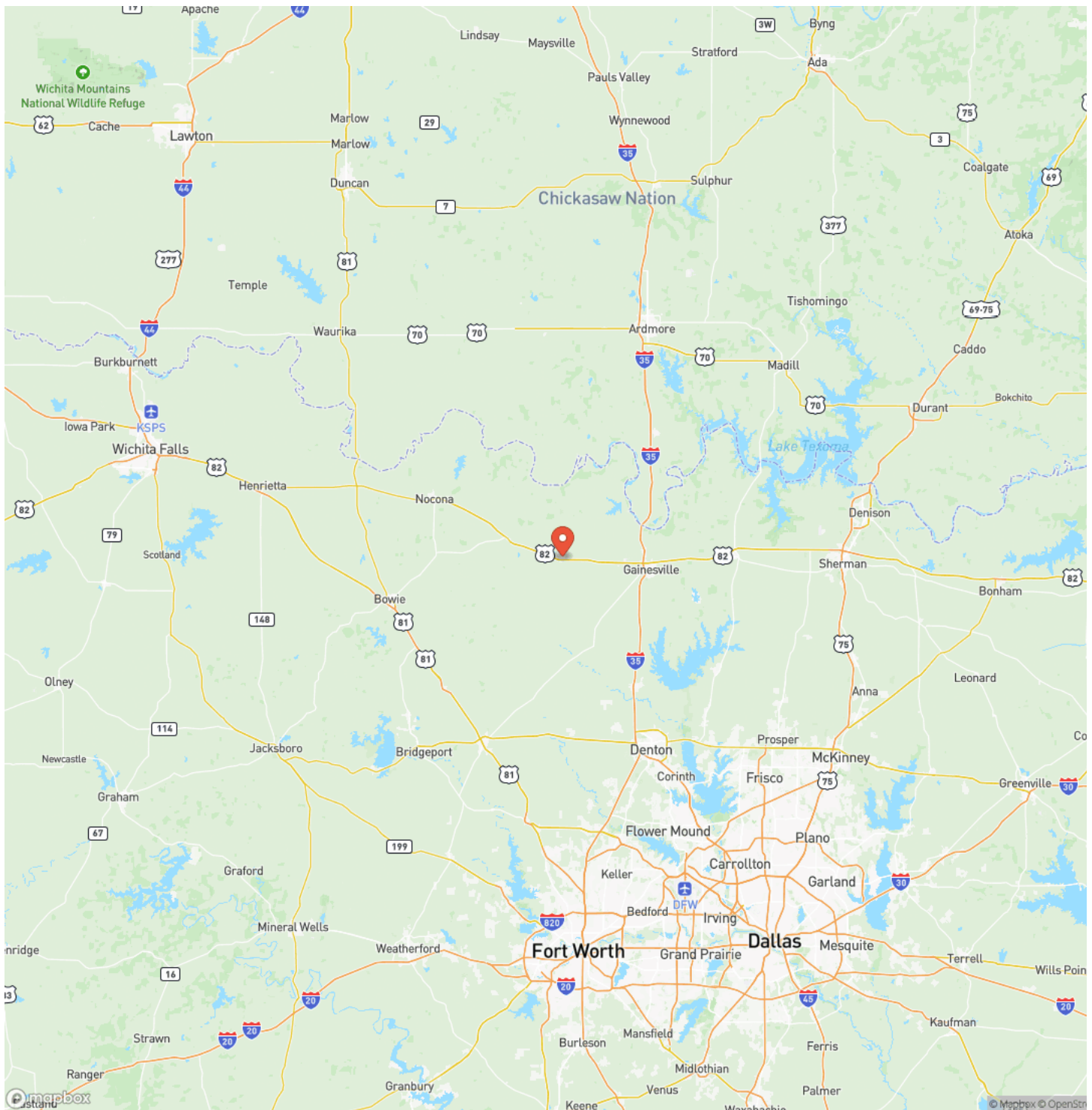
598 CR 375, Muenster, Texas 76252
Muenster, TX / Cooke County



Locator Map

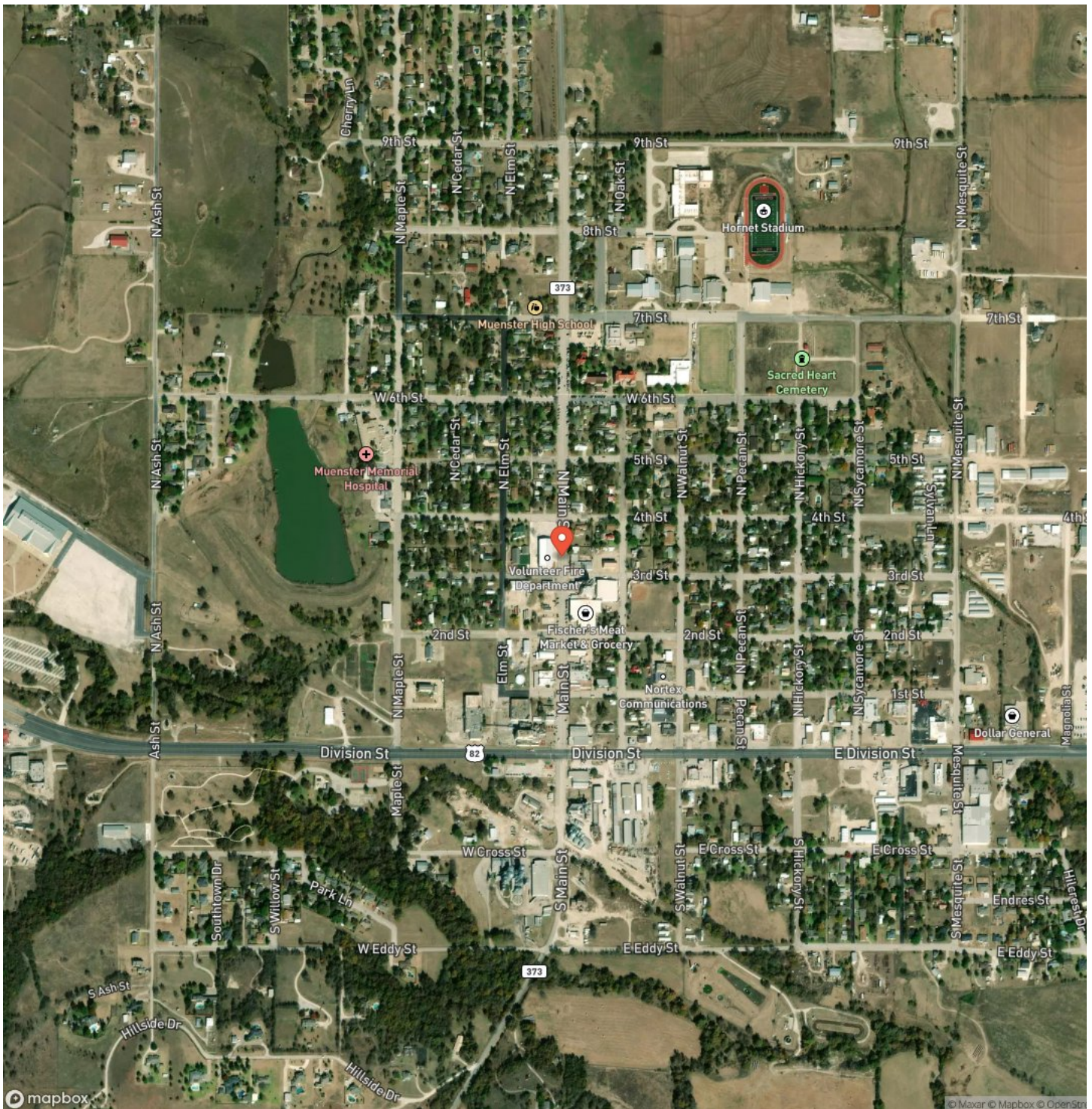


Locator Map



Muenster, TX / Cooke County

Satellite Map



598 CR 375, Muenster, Texas 76252
Muenster, TX / Cooke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Iva Walterscheid

Mobile

(940) 565-8326

Email

iva@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX 76207

NOTES

[illegible]

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.

Newland Real Estate
3311 I 35
Denton, TX 76207
(940) 594-9882
www.northtexasrealestate.com
