

278 CR 2241 Greenville, TX 75402  
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**\$779,000**  
16± Acres  
Hunt County



**278 CR 2241 Greenville, TX 75402**  
**Greenville, TX / Hunt County**

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## **SUMMARY**

### **Address**

278 CR 2241

### **City, State Zip**

Greenville, TX 75402

### **County**

Hunt County

### **Type**

Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

### **Latitude / Longitude**

32.993765 / -96.11399

### **Acreage**

16

### **Price**

\$779,000

### **Property Website**

<https://ranchmanproperties.com/detail/278-cr-2241-greenville-tx-75402-hunt-texas/59122/>



**PROPERTY DESCRIPTION**

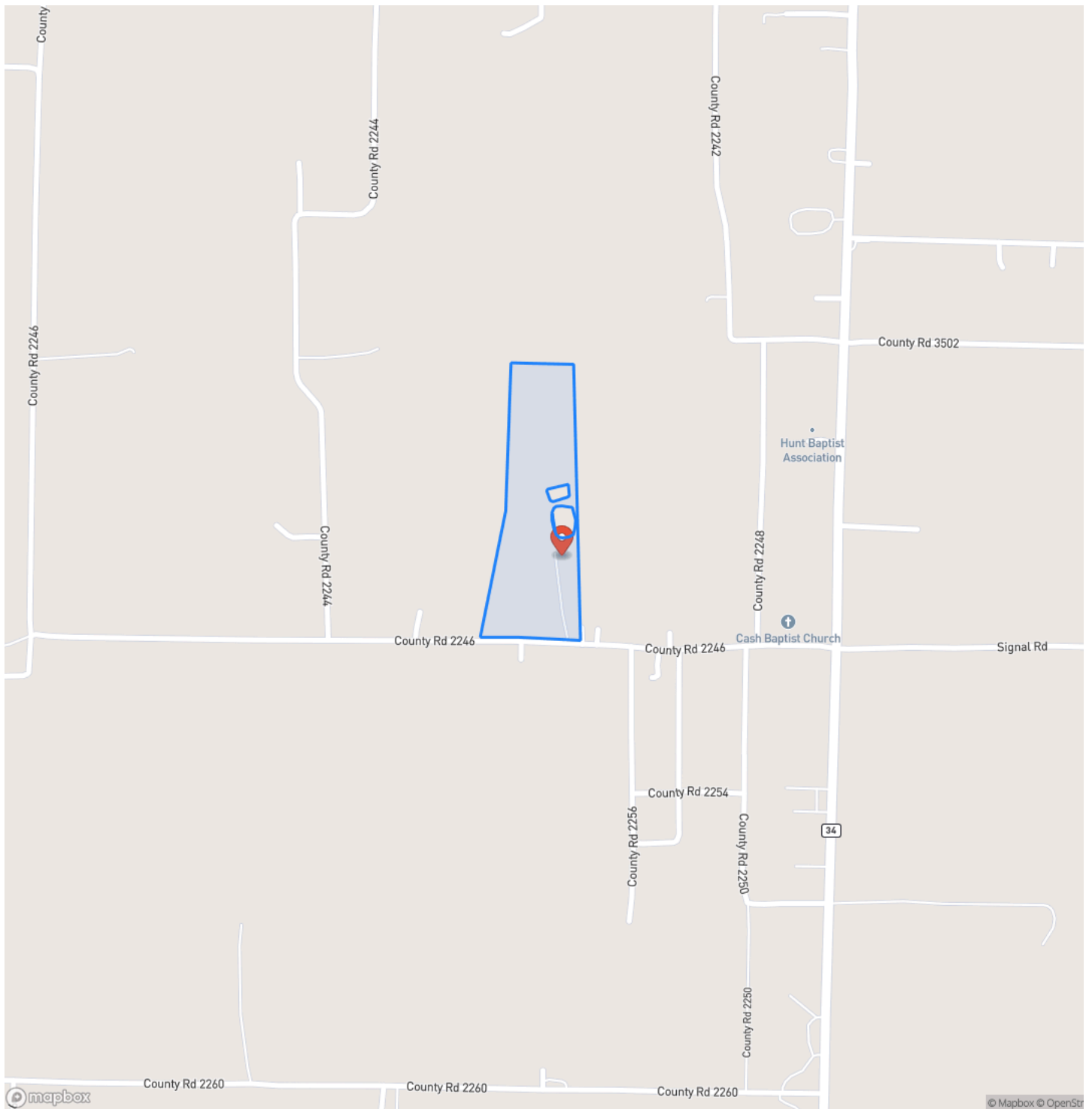
MOTIVATED SELLER! Equestrian Property ready for Dream Home! Enjoy the peace of country living with convenience of access to Greenville and Rockwall. This 16 acre property can be your "Cowboy Paradise". It boasts everything needed to care for horses and enjoy the country lifestyle: 40'x72' Horse Barn: 10 stalls with Tack and Wash Room to keep your equipment organized and horses happy. 36'x60' Workshop: Offers dedicated space for storing tools and equipment or running your own business. 120' Round Pen: Sanded and ready to exercise your horses. Pastures have automatic watering systems for convenience. Two ponds grace the property...a water source for your livestock. One pond is stocked and ready for fishing! The 16'x75' mobile home will convey and give you a place to live while your dream home is being built. All equipment and tools will be retained by the seller. The property sets up well for development of RV Park or Manufactured home community.



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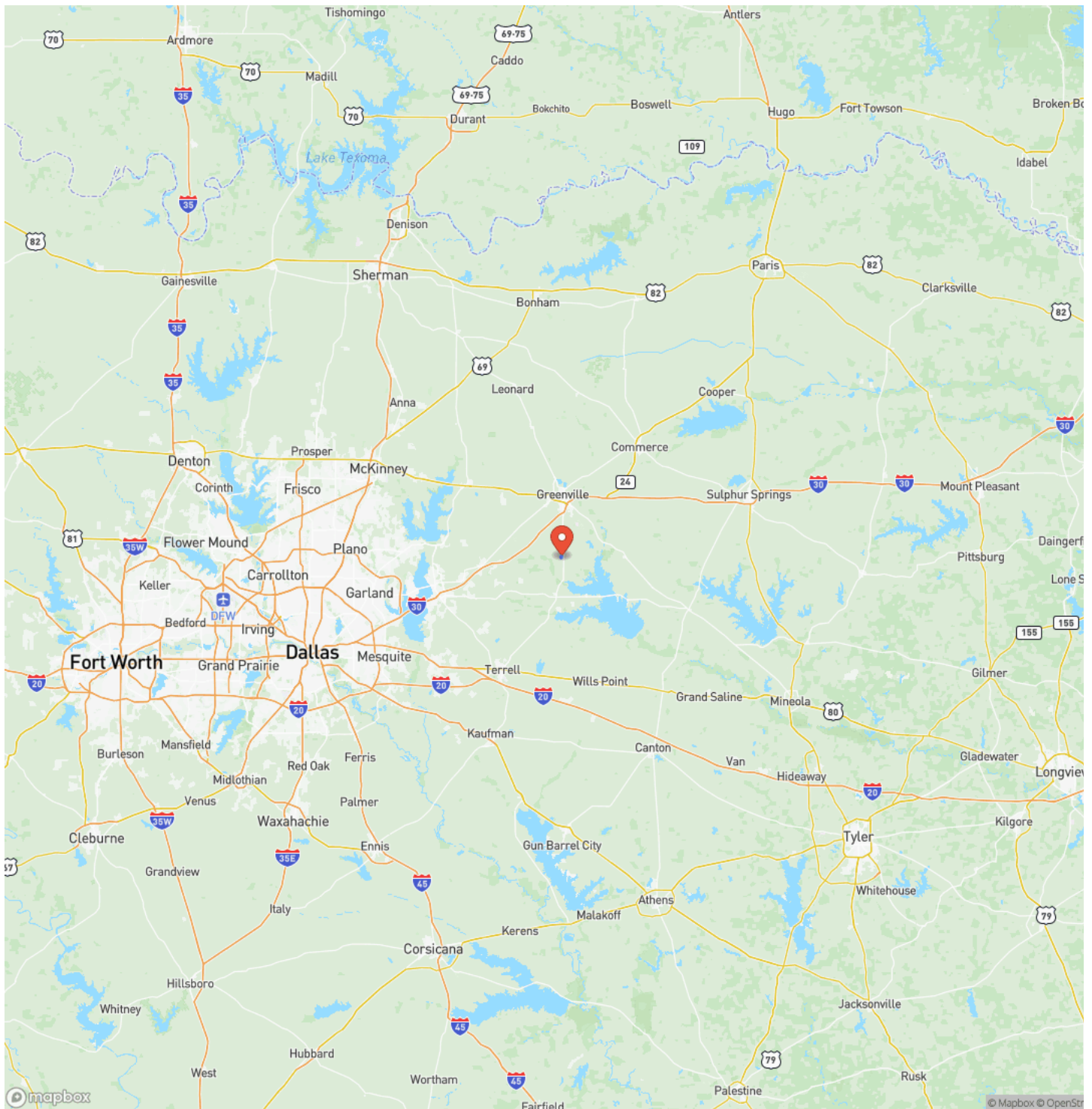


## Locator Map



## Greenville, TX / Hunt County

## Locator Map





## Satellite Map



**278 CR 2241 Greenville, TX 75402**  
**Greenville, TX / Hunt County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Dunks

## Mobile

(254) 718-4344

## Email

brian@ranchmanproperties.com

**Address**

634 N. Teel Pkwy #5307

## City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**  
**RanchmanProperties.com**



## 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.



**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **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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**Ranchman Properties**  
2434 Lillian Miller Pkwy  
Denton, TX 76205  
(940) 320-9181  
[RanchmanProperties.com](http://RanchmanProperties.com)

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