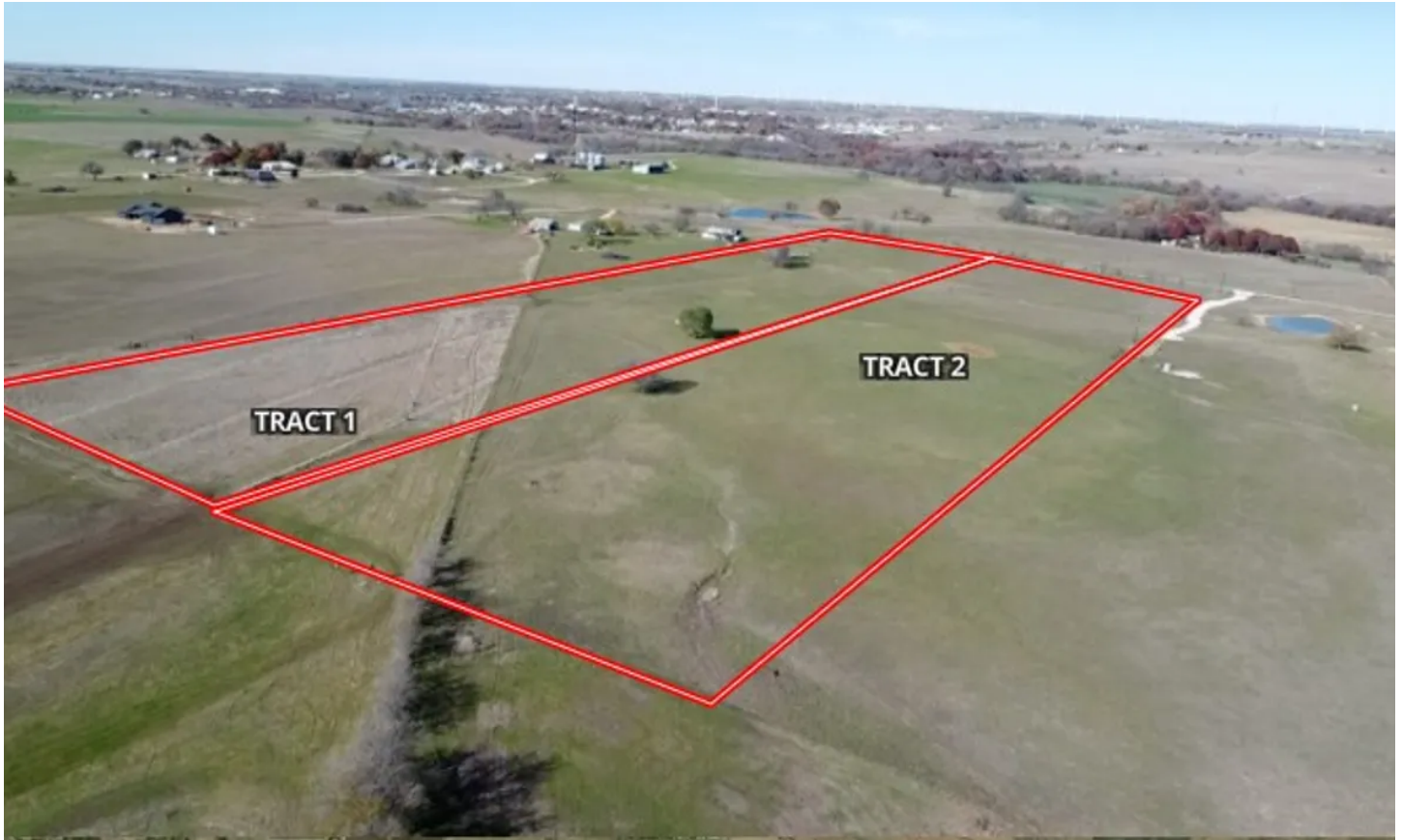


23 Acres Muenster Tx
CR 302
Muenster, TX 76252

\$345,000
23± Acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

23 Acres Muenster Tx
Muenster, TX / Cooke County

SUMMARY

Address

CR 302

City, State Zip

Muenster, TX 76252

County

Cooke County

Type

Recreational Land, Undeveloped Land, Ranches, Farms, Residential Property

Latitude / Longitude

33.651774 / -97.376409

Acreage

23

Price

\$345,000

Property Website

<https://www.mossyoakproperties.com/property/23-acres-muenster-tx-cooke-texas/48623/>



MOSSY OAK PROPERTIES
OF TEXAS

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23 Acres Muenster Tx

Muenster, TX / Cooke County

PROPERTY DESCRIPTION

PRICE REDUCTION!

Don't miss out on the perfect blank canvas for your dream home! This beautiful 23 acre tract is located just 3 miles from the quiet and friendly small town of Muenster Tx. This raw property has lots of potential for building your dream home, creating a home for livestock, or even a great investment venture in a piece of North Texas with the ability for tax exemptions. The frontage asphalt road makes for very convenient access, as well as the amazing location just outside of town. This property is also placed in the very sought after school district of Muenster ISD. Don't miss out on this amazing opportunity for your future property!

LOCATION:

65 miles from Dallas Tx

65 miles from Wichita Falls

56 miles from Fort Worth Tx

27 miles from Denton Tx

11.5 miles from Gainesville Tx

3 miles from Muenster, Tx

WILDLIFE:

Deer

Dove

Small Game

ACCESS:

Access is 1.4 miles off of FM 373 onto CR 302

Vegetation:

Coastal pasture

Some small hardwoods

Rain:

37 inches of average annual rainfall.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Potential Uses:

Livestock/Cattle

Agricultural

Homestead

Investment Property

For additional information, contact Zane Kemp:

[940-634-1998](tel:940-634-1998)

zkemp@mossyoakproperties.com



MOSSY OAK PROPERTIES
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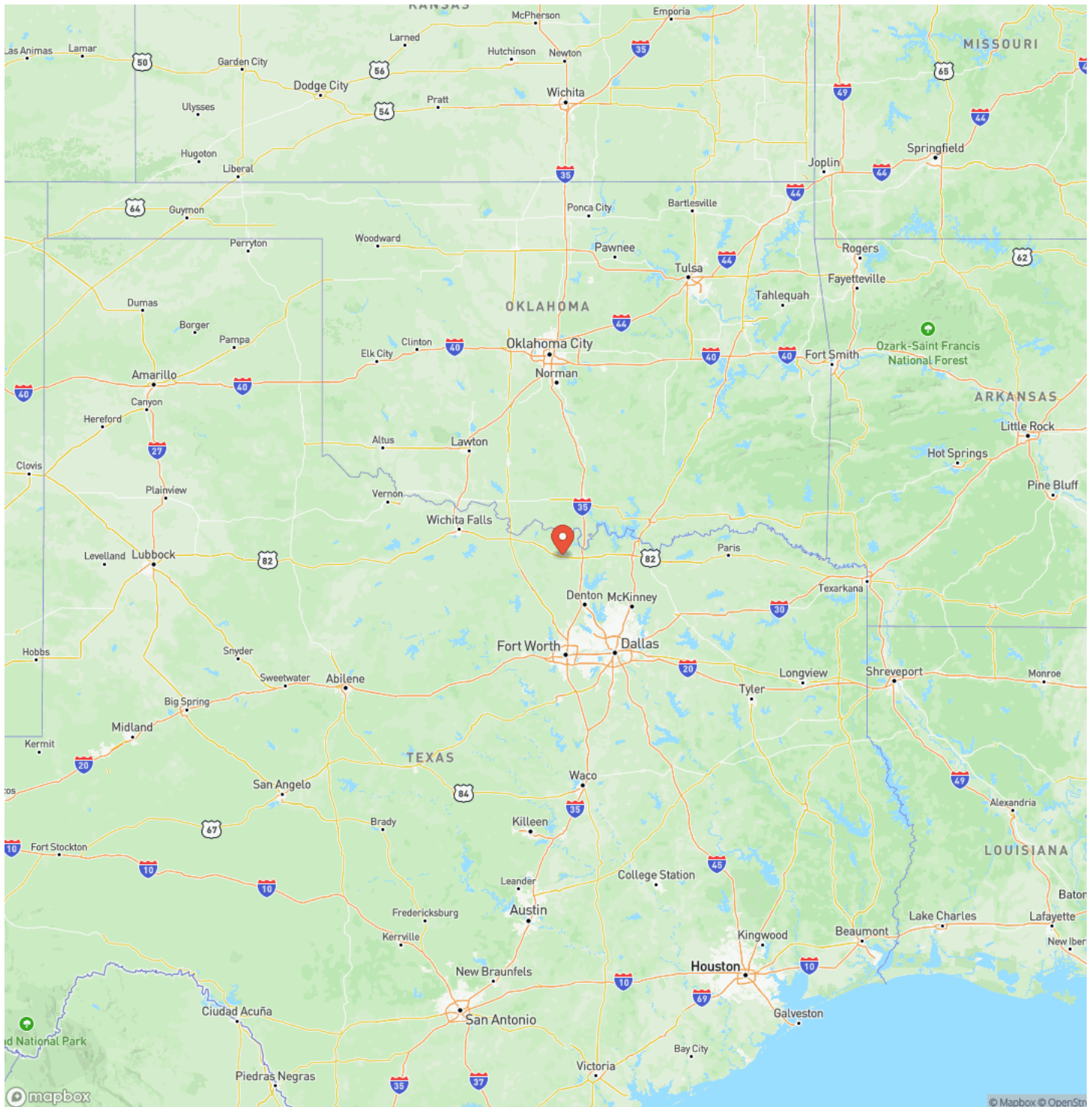
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23 Acres Muenster Tx
Muenster, TX / Cooke County



Locator Map

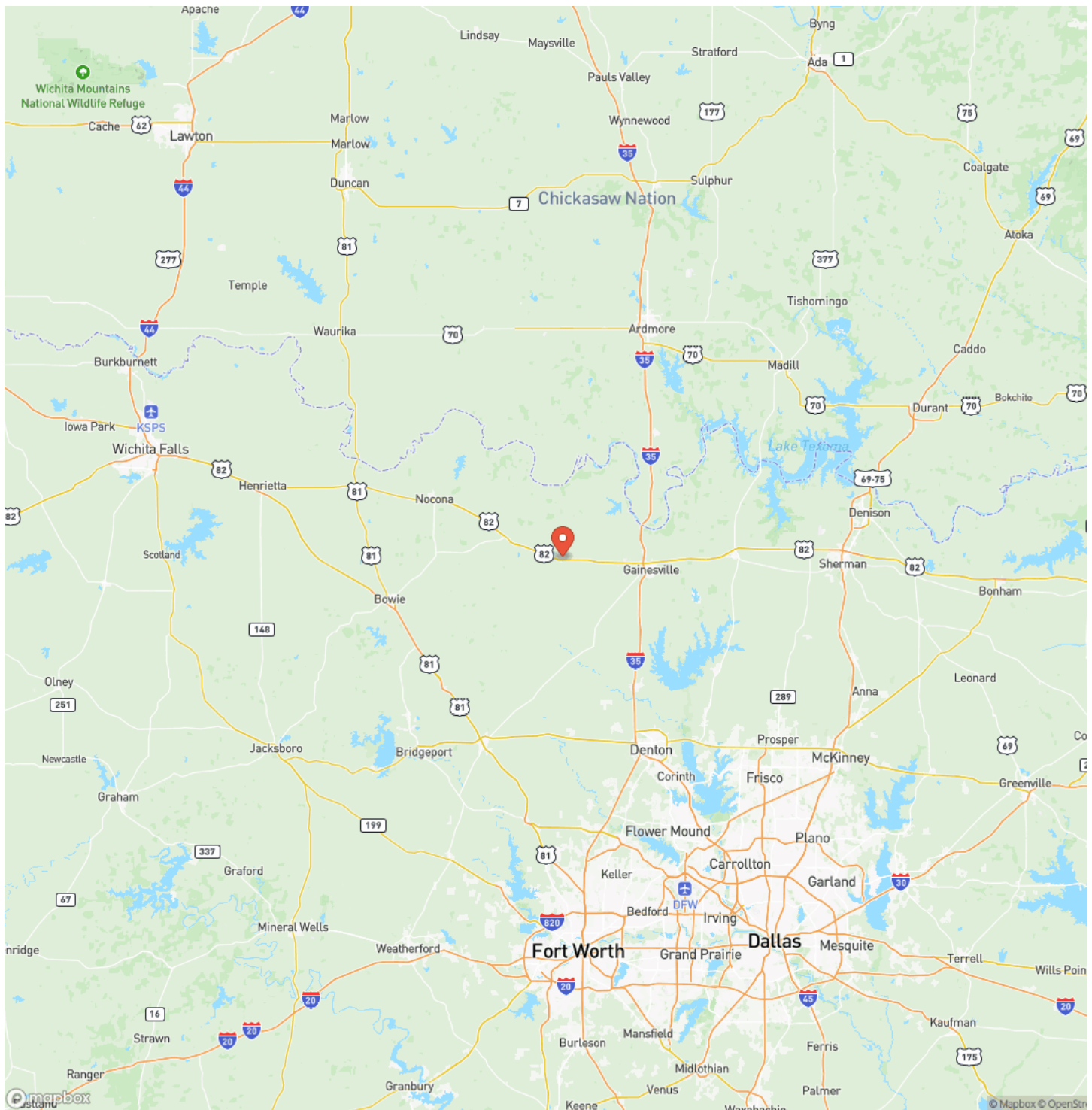


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Locator Map

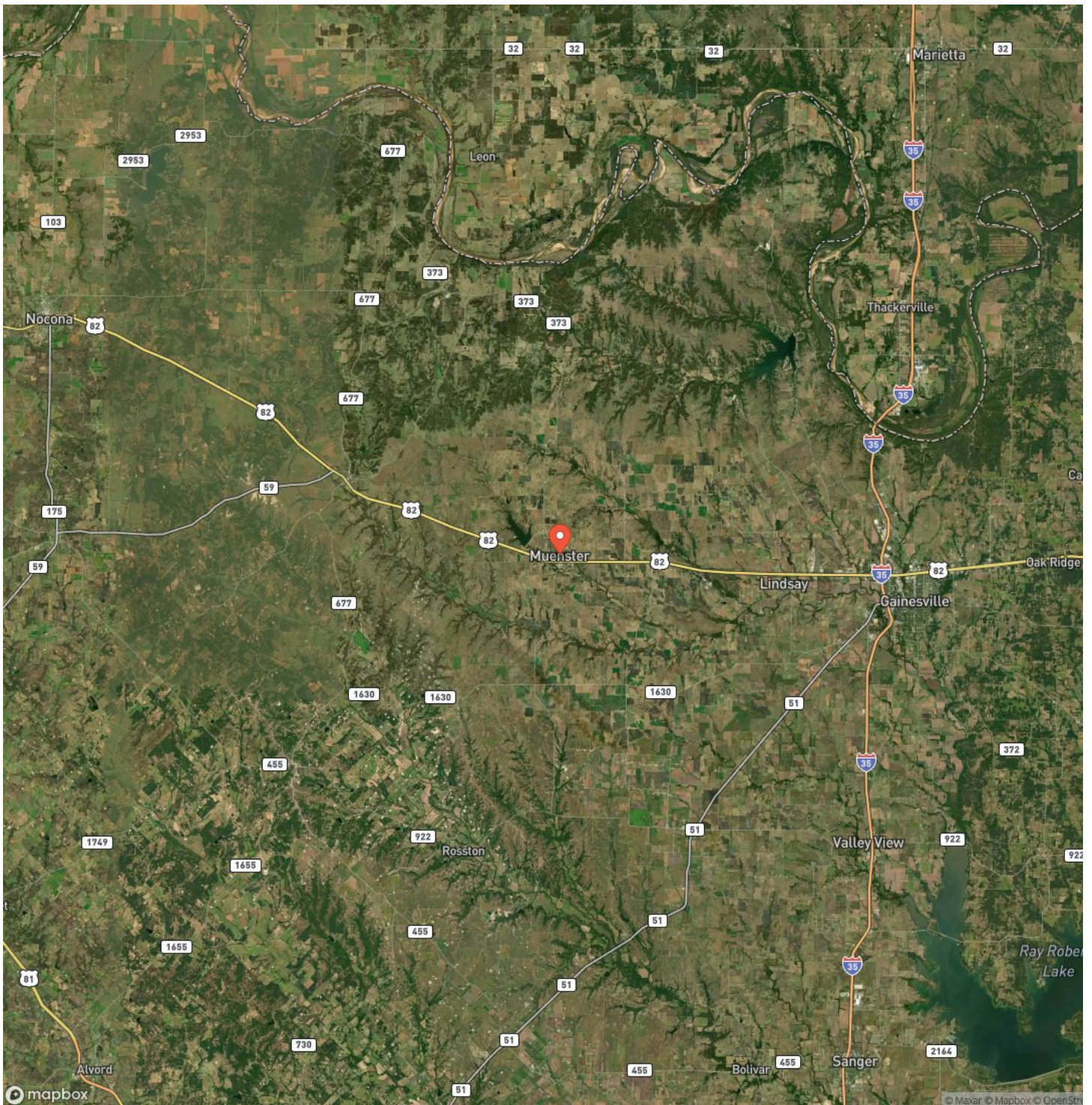


**MOSSY OAK PROPERTIES
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Satellite Map



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23 Acres Muenster Tx
Muenster, TX / Cooke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Zane Kemp

Mobile

(940) 634-1998

Office

(833) 466-7389

Email

zkemp@mossyoakproperties.com

Address

4000 W University

City / State / Zip

Denton, TX 76207

NOTES

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DISCLAIMERS

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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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