

000 1850 N
000 1850 N
Talco, TX 75487

\$271,208
38.700± Acres
Titus County



000 1850 N
Talco, TX / Titus County

SUMMARY

Address

000 1850 N

City, State Zip

Talco, TX 75487

County

Titus County

Type

Hunting Land, Ranches, Undeveloped Land, Farms

Latitude / Longitude

33.376637 / -95.116651

Acreage

38.700

Price

\$271,208

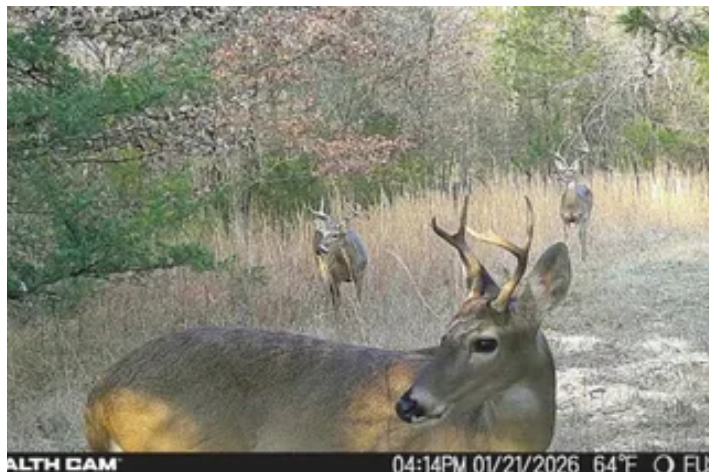
Property Website

<https://www.glasslandandhome.com/property/000-1850-n-titus-texas/102594/>

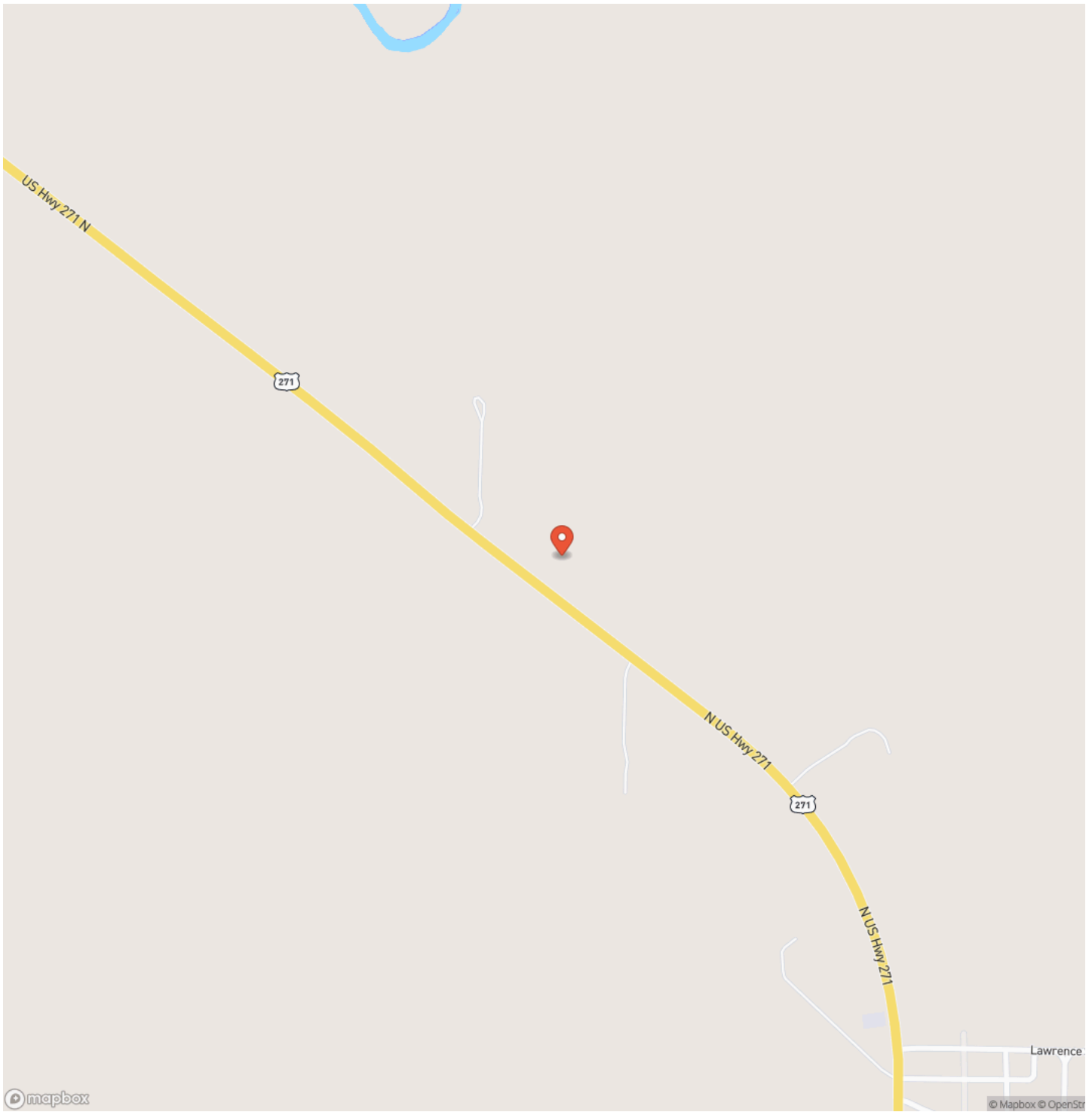


PROPERTY DESCRIPTION

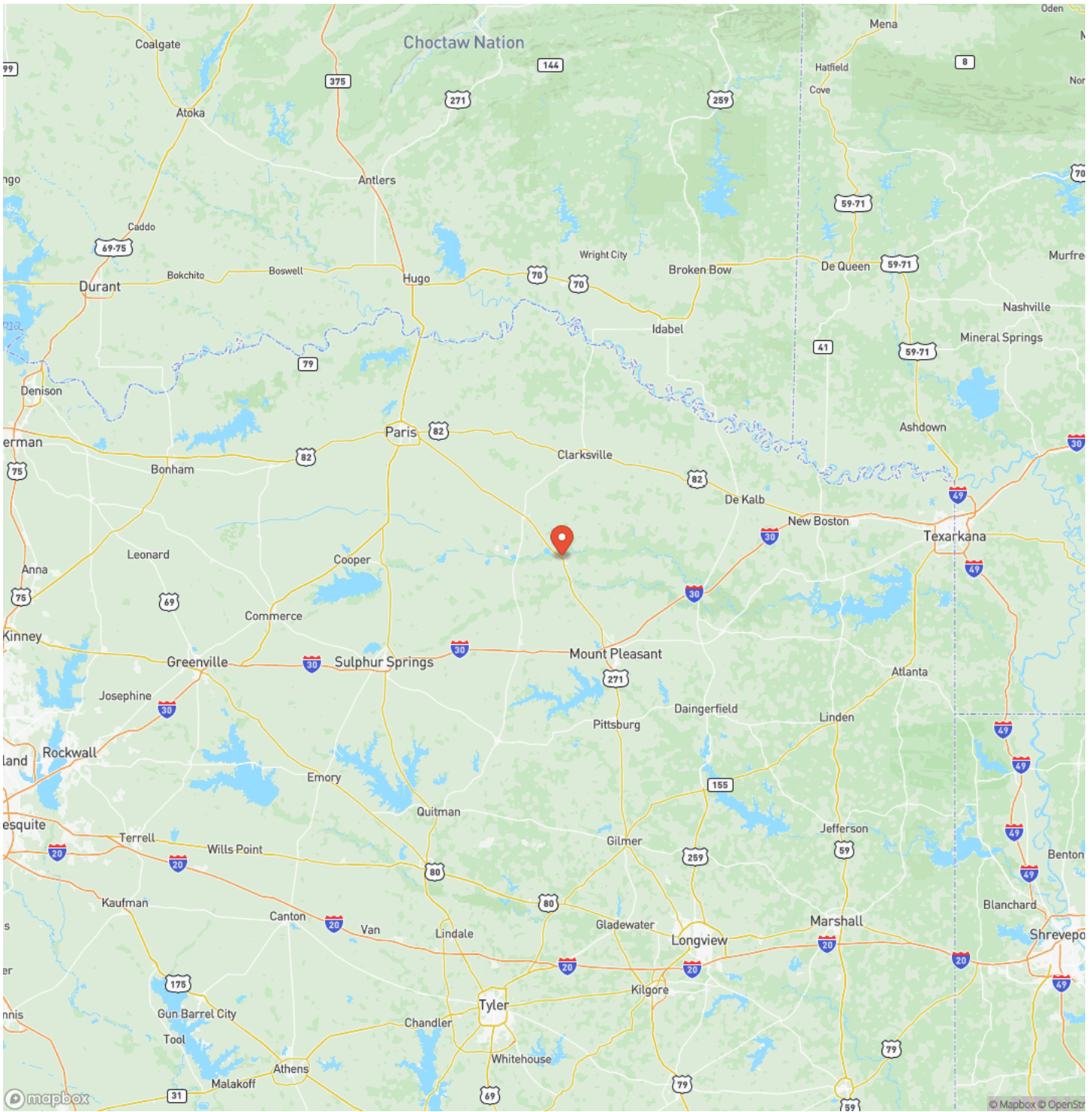
Located in the heart of Titus County, this 38.744-acre tract offers an exceptional mix of open pasture, scattered trees, and mature hardwoods making it a highly versatile property for agriculture, recreation, or a future homesite. The land features ample grass for grazing along with scattered shade trees and established hardwoods throughout. A wet weather creek runs through the property and feeds into the Sulphur River, creating a natural wildlife corridor that supports a strong population of whitetail deer, hogs, and other native game. In addition to the creek, the property includes a small pond and offers another ideal lake site, providing excellent potential for expanded water features and enhanced wildlife habitat. With County Road 1850 frontage, easy access, and water and electric available, this property is ready for immediate use or future development. The land is ag exempt, helping keep taxes low, and with no restrictions, it offers the flexibility to build a home, barndominium, or bring in a mobile home. Whether you're looking for a productive piece of land, a recreational getaway, or simply a place to escape the city to camp and relax, this property checks all the boxes.



Locator Map



Locator Map



Satellite Map



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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