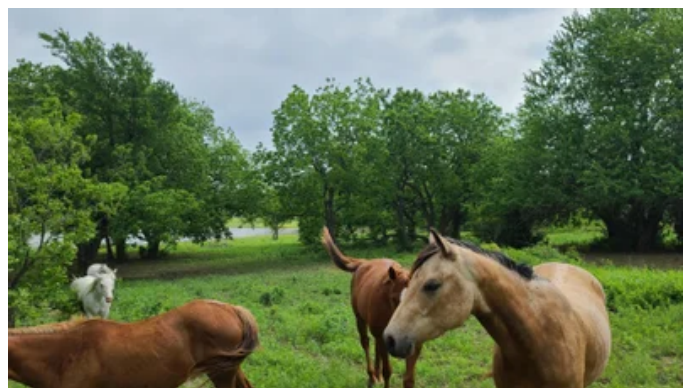


**59+ Acres 4370 County Rd. 660,  
Farmersville, TX 75442  
4370 County Road 660  
Farmersville, TX 75442-5606**

**\$1,100,000**  
**59.461± Acres**  
**Collin County**



**59+ Acres 4370 County Rd. 660, Farmersville, TX 75442**  
**Farmersville, TX / Collin County**

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**SUMMARY**

**Address**

4370 County Road 660

**City, State Zip**

Farmersville, TX 75442-5606

**County**

Collin County

**Type**

Ranches, Residential Property, Single Family

**Latitude / Longitude**

33.216134 / -96.33535

**Dwelling Square Feet**

1456

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

59.461

**Price**

\$1,100,000

**Property Website**

<https://northtexasrealestate.com/property/59-acres-4370-county-rd-660-farmersville-tx-75442-collin-texas/27986>



**59+ Acres 4370 County Rd. 660, Farmersville, TX 75442**  
**Farmersville, TX / Collin County**

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## **PROPERTY DESCRIPTION**

Beautiful 59 plus or minus acres that boasts incredible views, conservation lake, rolling terrain, mature hardwood trees and plenty of pastures for grazing.

Property is excellent for horses, and is fenced and crossed fenced with loafing shed.

Enjoy the peace and quiet from your hilltop view, while surveying the gorgeous lake and looking for deer and other wildlife.

Located less than 10-minutes from downtown Farmersville and Highway 380.

This is the perfect place to call your home.

All features, measurements, and schools, are subject to buyer's and buyer's agent verification.

\*Round pen will not convey.



**59+ Acres 4370 County Rd. 660, Farmersville, TX 75442**  
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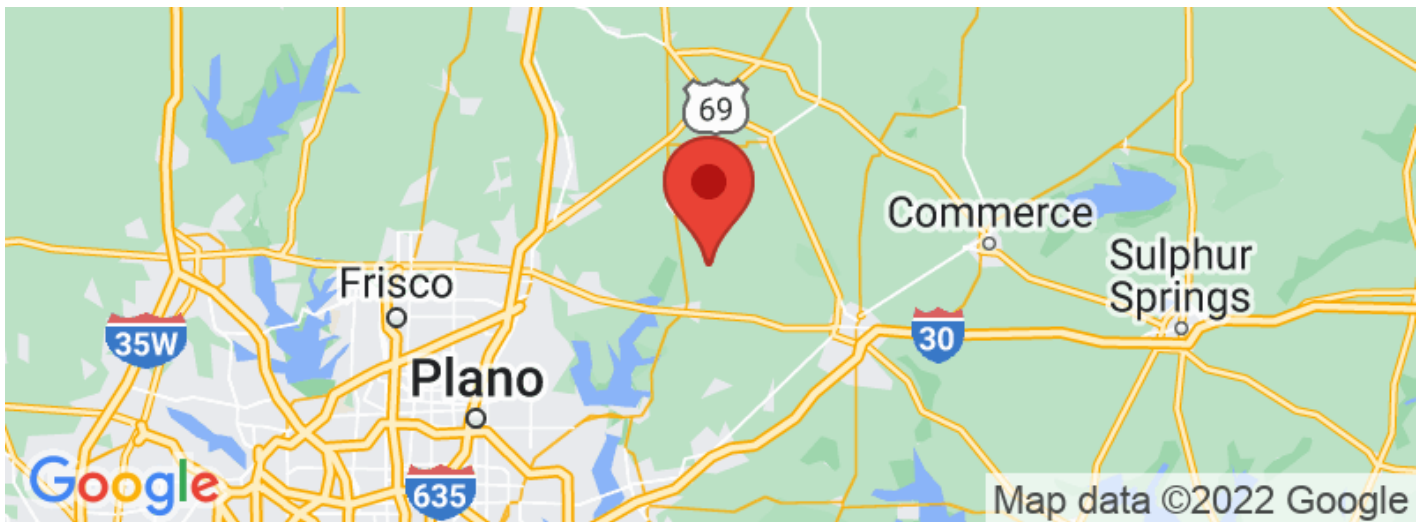
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59+ Acres 4370 County Rd. 660, Farmersville, TX 75442  
Farmersville, TX / Collin County

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## Locator Maps

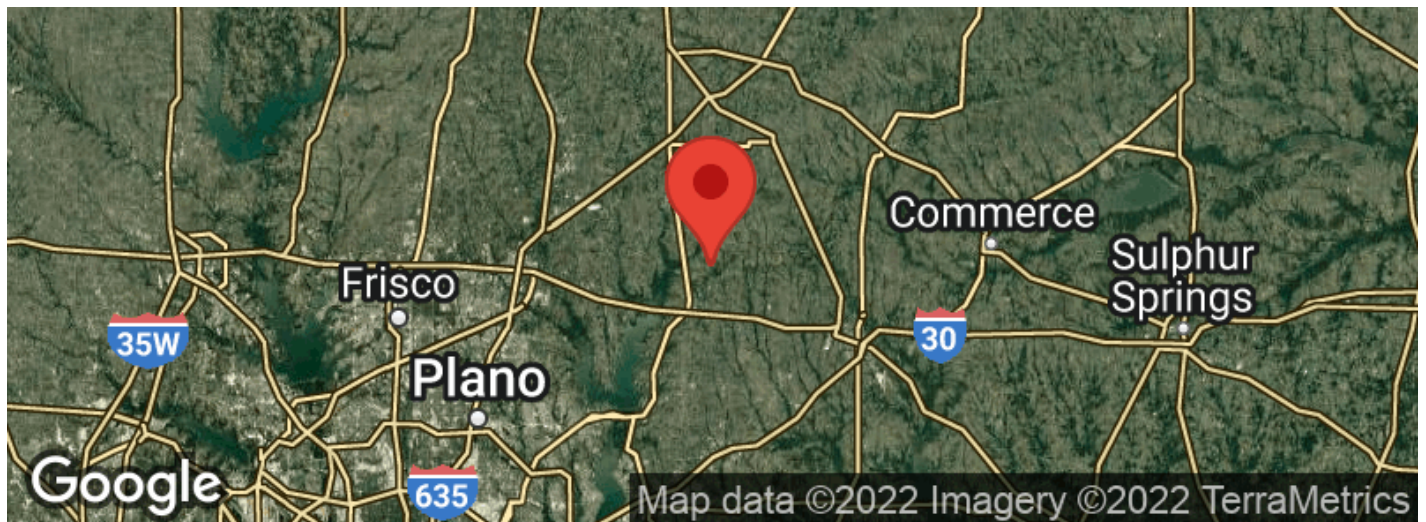




59+ Acres 4370 County Rd. 660, Farmersville, TX 75442  
Farmersville, TX / Collin County

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## Aerial Maps



59+ Acres 4370 County Rd. 660, Farmersville, TX 75442  
Farmersville, TX / Collin County

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Jeff Higgs

### Mobile

(940) 206-7540

### Email

[jhiggs@northtexasrealestate.com](mailto:jhiggs@northtexasrealestate.com)

### Address

3311 I-35

### City / State / Zip

Denton, TX 76207

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## NOTES

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## 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.

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