

4402 Lazy E Rd- Saint Jo, TX 76265
4402 Lazy E Rd
Saint Jo, TX 76265

\$799,000
22.130± Acres
Montague County



4402 Lazy E Rd- Saint Jo, TX 76265
Saint Jo, TX / Montague County

SUMMARY

Address

4402 Lazy E Rd

City, State Zip

Saint Jo, TX 76265

County

Montague County

Type

Farms, Residential Property, Single Family

Latitude / Longitude

33.585207 / -97.536

Dwelling Square Feet

2272

Bedrooms / Bathrooms

3 / 1.5

Acreage

22.130

Price

\$799,000

Property Website

<https://northtexasrealestate.com/property/4402-lazy-e-rd-saint-jo-tx-76265-montague-texas/18985>



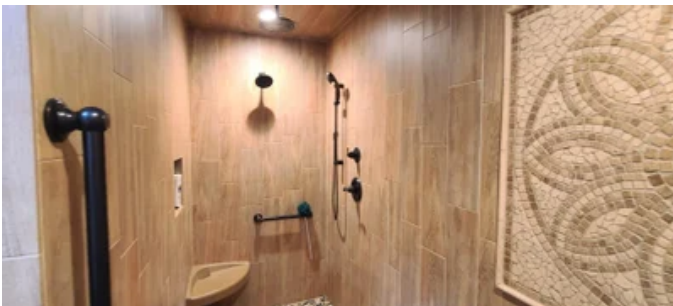
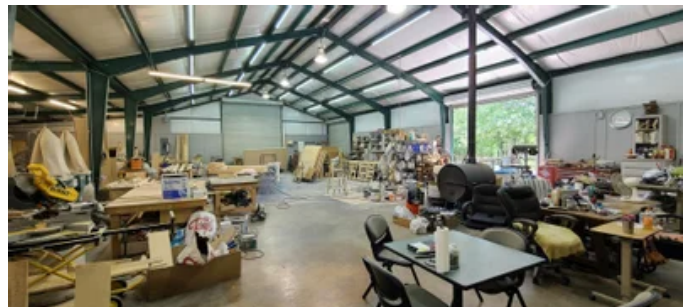
4402 Lazy E Rd- Saint Jo, TX 76265
Saint Jo, TX / Montague County

PROPERTY DESCRIPTION

Beautiful property with 22.33 plus or minus acres located in the highly sought after Forestburg-Saint Jo area on Lazy E Rd. Recently updated barndominium is approximately 2,272 sq ft with custom quality woodwork and includes 3 bedrooms, 1 full bath and 1 half bath. Massive 56 x 64 insulated workshop has all utilities, multiple roll up doors and small kitchen. Listing also includes 40 x 60 workshop/barn with stables plus 650 sq ft, 1 bedroom, 1 bath living quarters. Property features mature oak trees, recreational hunting with deer, hogs, and turkey, pond and pipe and cable fencing.

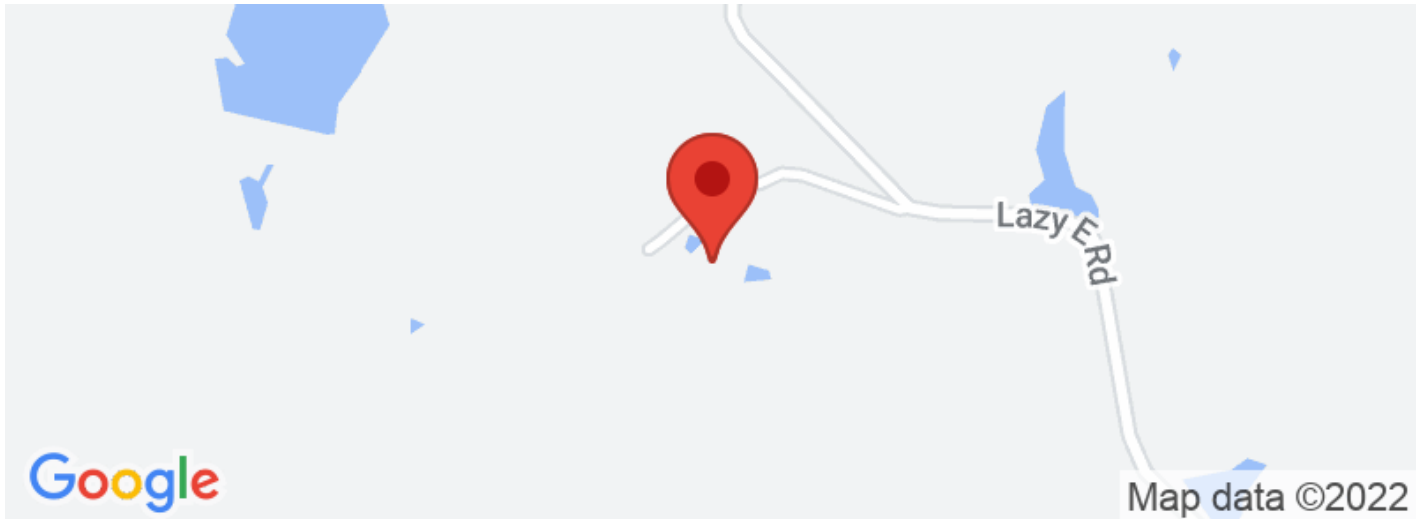
Buyer to verify information.

4402 Lazy E Rd- Saint Jo, TX 76265
Saint Jo, TX / Montague County



4402 Lazy E Rd- Saint Jo, TX 76265
Saint Jo, TX / Montague County

Locator Maps



4402 Lazy E Rd- Saint Jo, TX 76265
Saint Jo, TX / Montague County

Aerial Maps



4402 Lazy E Rd- Saint Jo, TX 76265
Saint Jo, TX / Montague County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Higgs

Mobile

(940) 206-7540

Email

jhiggs@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX 76207

NOTES

NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There is no handwriting or other markings on the page.

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
