

**Arkansas Estate Lot 6**  
**TBD Lot 6 Arkansas Rd**  
**Sadler, TX 76264**

**\$62,500**  
**1.055± Acres**  
**Grayson County**



## Arkansas Estate Lot 6

### Sadler, TX / Grayson County

### SUMMARY

**Address**

TBD Lot 6 Arkansas Rd

**City, State Zip**

Sadler, TX 76264

**County**

Grayson County

**Type**

Lot

**Latitude / Longitude**

33.753689 / -96.848282

**Acreage**

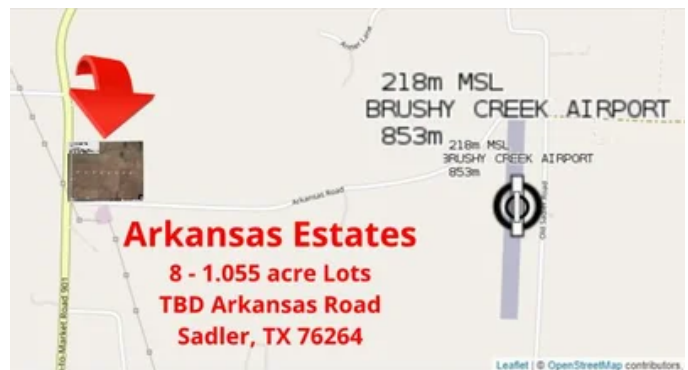
1.055

**Price**

\$62,500

**Property Website**

<https://northtexasrealestate.com/property/arkansas-estate-lot-6-grayson-texas/27744>



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### **PROPERTY DESCRIPTION**

Builders and Buyers wanted! Lot 6 in Arkansas Estates, Sadler, TX.

Beautiful one acre lots ready for your custom home! 1600' minimum build!

These lots have paved county road frontage, Two-Way Co-Op Water and Grayson Collin Electric.

Minutes from the \*Hagerman Wildlife Refuge, \*Lake Texoma, \*Casino, \*Golf and airports!

8 lots available. All are 1.055 acres.

Call agent for more information on lots 1-5. Lots 6-8 currently on MLS.

See attached Proposed Deed Restrictions, Plat (scheduled to be approved May 10).

Culvert Sizing per Drainage Study.

From Whitesboro take 82 east to FM 901. Go north to intersection of FM 901 and Arkansas Road.

Lots are located on the Northeast corner of FM 901 and Arkansas Road.

\*Brushy Creek Airport, 1000 Arkansas Rd, Sadler

\*Hagerman National Wildlife Refuge is open daily, from sunrise to sunset, and there is no admission charge.

Refuge maps and literature are available, free, from the Visitor Center [.903-786-2826](tel:903-786-2826)

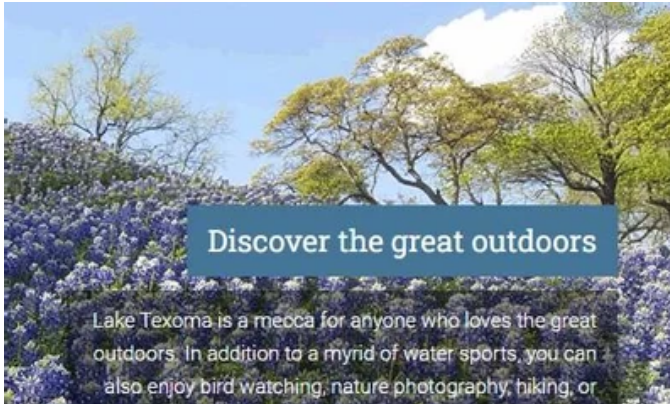
Agent is Owner and seller.

Buyer and Buyer's Agent to verify all information.



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## Locator Maps





## Aerial Maps



**Arkansas Estate Lot 6**  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Chad Mudd

**Mobile**

(214) 460-8681

**Email**

cmudd@northtexasrealestate.com

**Address**

3311 I-35

**City / State / Zip**

Denton, TX 76207

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**NOTES**

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## NOTES

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## **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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