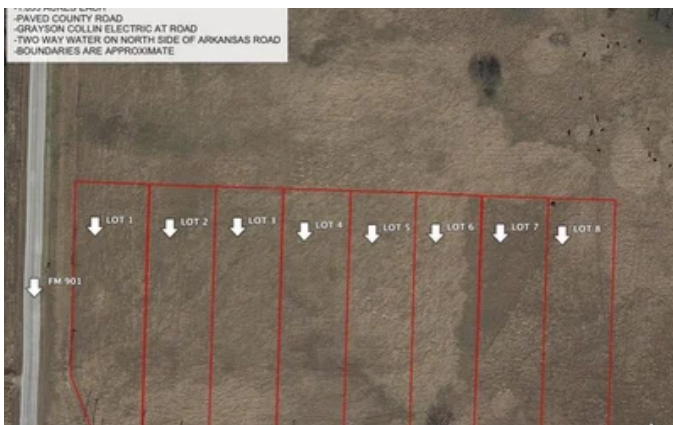


Arkansas Estate Lot 7
TBD Lot 7 Arkansas Rd
Sadler, TX 76264

\$62,500
1.055± Acres
Grayson County



Arkansas Estate Lot 7 Sadler, TX / Grayson County

SUMMARY

Address

TBD Lot 7 Arkansas Rd

City, State Zip

Sadler, TX 76264

County

Grayson County

Type

Lot

Latitude / Longitude

33.753651 / -96.847791

Acreage

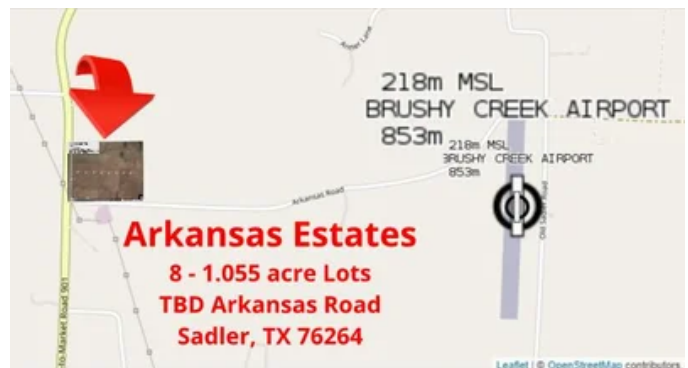
1.055

Price

\$62,500

Property Website

<https://northtexasrealestate.com/property/arkansas-estate-lot-7-grayson-texas/27772>



Arkansas Estate Lot 7
Sadler, TX / Grayson County

PROPERTY DESCRIPTION

Builders and Buyers wanted! Lot 7 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

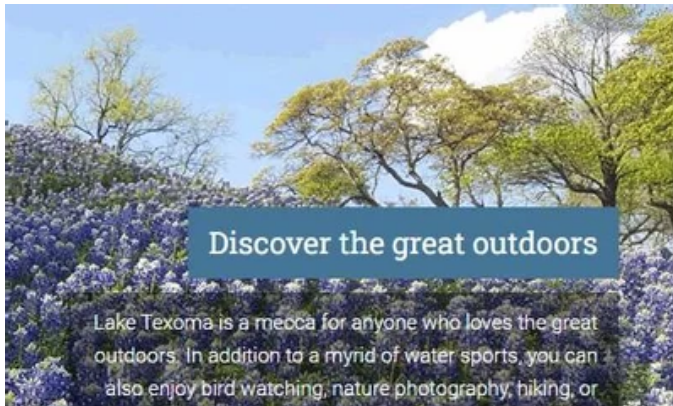
*Hagerman National Wildlife Refuge is open daily, from sunrise to sunset, and there is no admission charge.

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

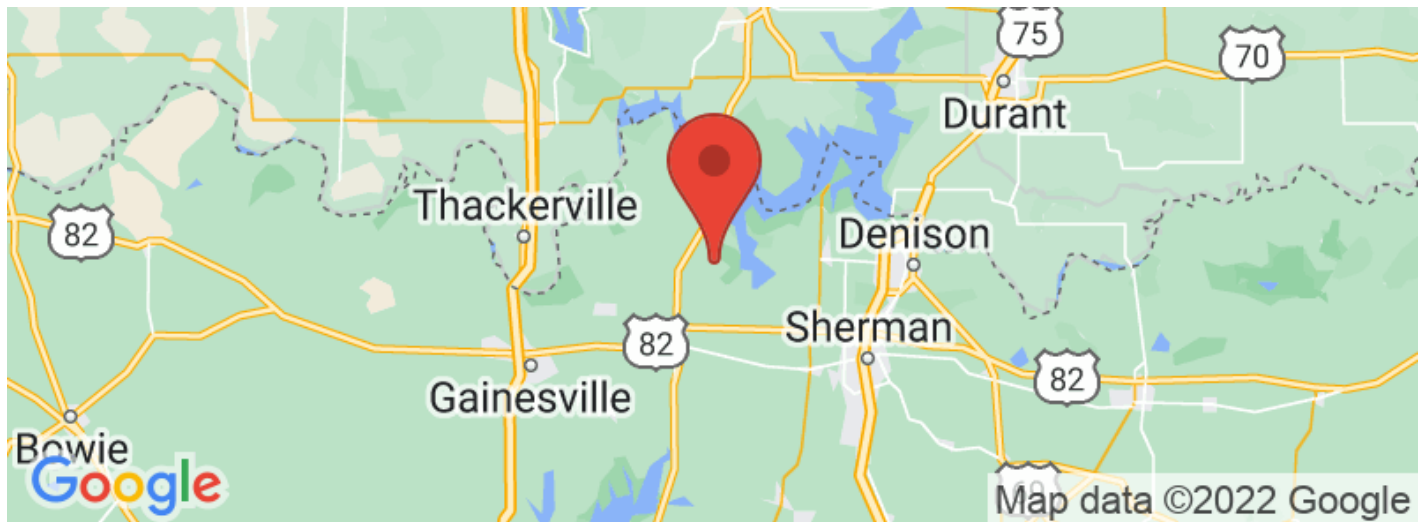
Agent is Owner and seller.

Buyer and Buyer's Agent to verify all information.

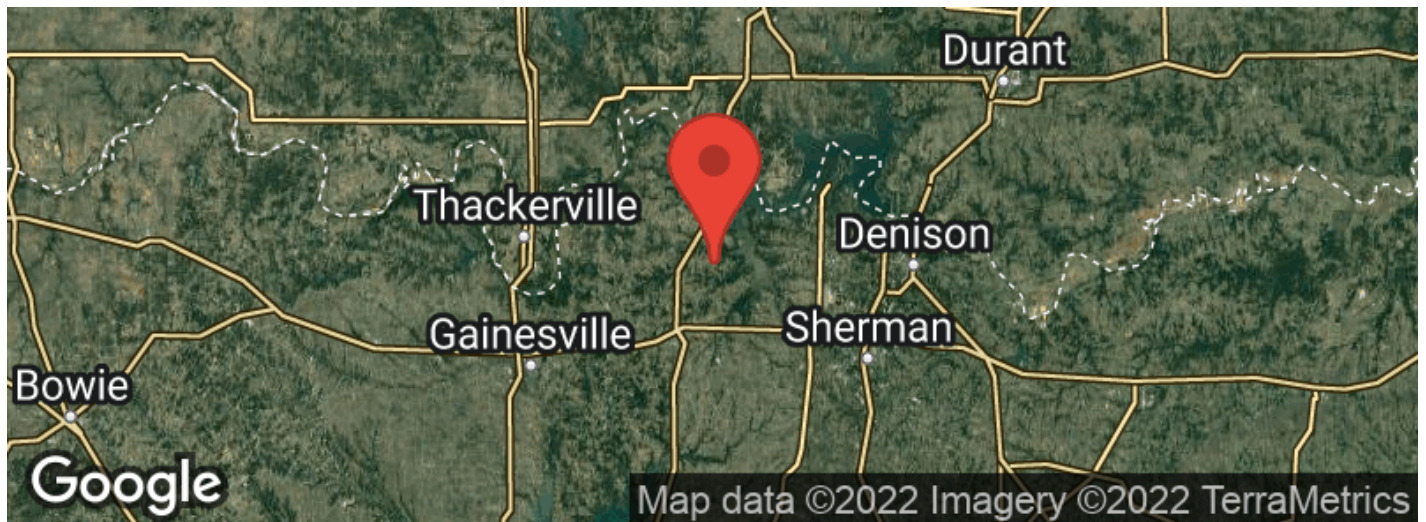
Arkansas Estate Lot 7
Sadler, TX / Grayson County



Locator Maps



Aerial Maps



Arkansas Estate Lot 7
Sadler, TX / Grayson County

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

NOTES

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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