

Greenville, TX 61.52+/- Acres on Hwy 34
TBD Hwy 34
Greenville, TX 75401

\$1,068,910
61.520± Acres
Hunt County



MORE INFO ONLINE:

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Greenville, TX 61.52+/- Acres on Hwy 34
Greenville, TX / Hunt County

SUMMARY

Address

TBD Hwy 34

City, State Zip

Greenville, TX 75401

County

Hunt County

Type

Farms, Undeveloped Land, Business Opportunity

Latitude / Longitude

33.227658 / -96.098868

Acreage

61.520

Price

\$1,068,910

Property Website

<https://www.mossoakproperties.com/property/greenville-tx-61-52-acres-on-hwy-34-hunt-texas/83414/>



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PROPERTY DESCRIPTION

±61.52 Acres | Hunt County, TX | Hwy 34 Frontage

6.8 miles from Greenville

Positioned just north of Greenville along TX Highway 34, this 61.52+/- acre tract offers a rare combination of size, access, and usability in one of North Texas' most steadily appreciating rural corridors. Whether you're seeking a quiet homestead, an income-producing retreat, or a strategic land investment, this property sets the stage.

The terrain is gently rolling, with open pastures of Bermuda and Johnson grass interspersed partially bordered by trees including cedar elm and red oak. The soils, a mix of Leson clay and Houston clay, support current hay production and grazing, and the property is partially fenced with utilities available on two sides (electric and co-op water, buyer to confirm). With over 1,250± feet of frontage on Hwy 34 and an additional 420± feet on County Road 4301, access is strong from multiple points.

There's an existing hay lease in place, but the future potential stretches far wider, residential, recreational, or even small-scale development, all within reach of Dallas (59 miles), Rockwall (38 miles), and McKinney (44 miles).

Property Highlights:

- 61.52+/- acres | Hunt County, TX
- 1,256+/- LF frontage on TX Hwy 34 | 420+/- LF on CR 4301
- Utilities: Electric & co-op water available (buyer to verify)
- Vegetation: Bermuda, Johnson grass, native mix, hardwoods
- Terrain: Flat to gently rolling with productive soils
- Floodplain: None
- Current Use: Grazing, haying, retreat
- Potential Use: Residential, development, investment, homestead
- Fencing: Partial (north, east, and south boundaries)
- Easements: Utilities + gas line on NW corner
- Leases: Haying lease in place
- Annual Rainfall: ~45 inches
- Minerals: Negotiable

To schedule a private showing, contact Cade Baxter at [214.236.4205](tel:214.236.4205)

LOCATION: Hunt county

Greenville- 6.8 miles

Wolfe City- 11 miles

Sulphur Springs- 36 miles

Rockwall- 38 miles



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McKinney- 44 miles

Dallas- 59 miles

CLIMATE: 45 in. annual rainfall

UTILITIES: Electric, Co-op water (buyer to confirm)

MINERALS: Negotiable

VEGETATION: The vegetation consists primarily of Johnson grass, Bermuda and other native grasses, cedar elm, red oak, among other species.

TERRAIN: Flat to gently rolling

SOILS: Leson clay, Houston clay

IMPROVEMENTS: Electric and water available on two sides of the property

CURRENT USE: Retreat, grazing, haying

POTENTIAL USE: Residence, homestead, retreat, development, investment, grazing, haying

FENCING: Fencing on the north and partially fenced on the east and south boundary

Floodplain: None

ACCESS: 1,256+/- LF on TX Hwy 34 and 420+/- LF on CR 4301

EASEMENTS: Utilities and natural gas line on NW corner

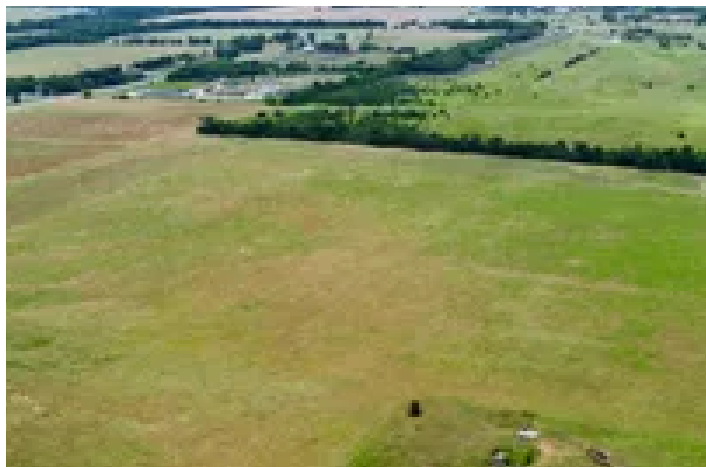
LEASES: Haying



MORE INFO ONLINE:

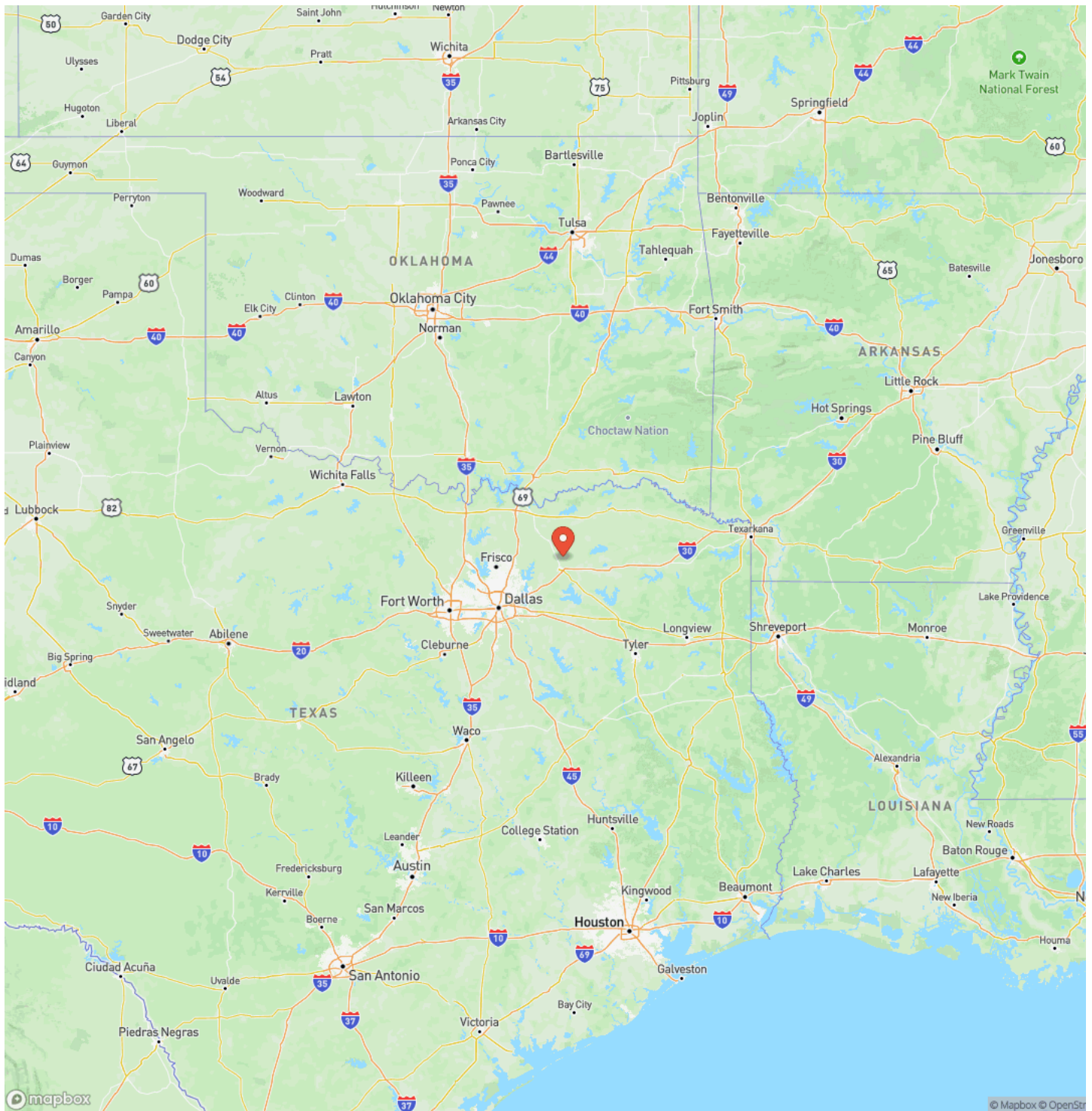
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Locator Map

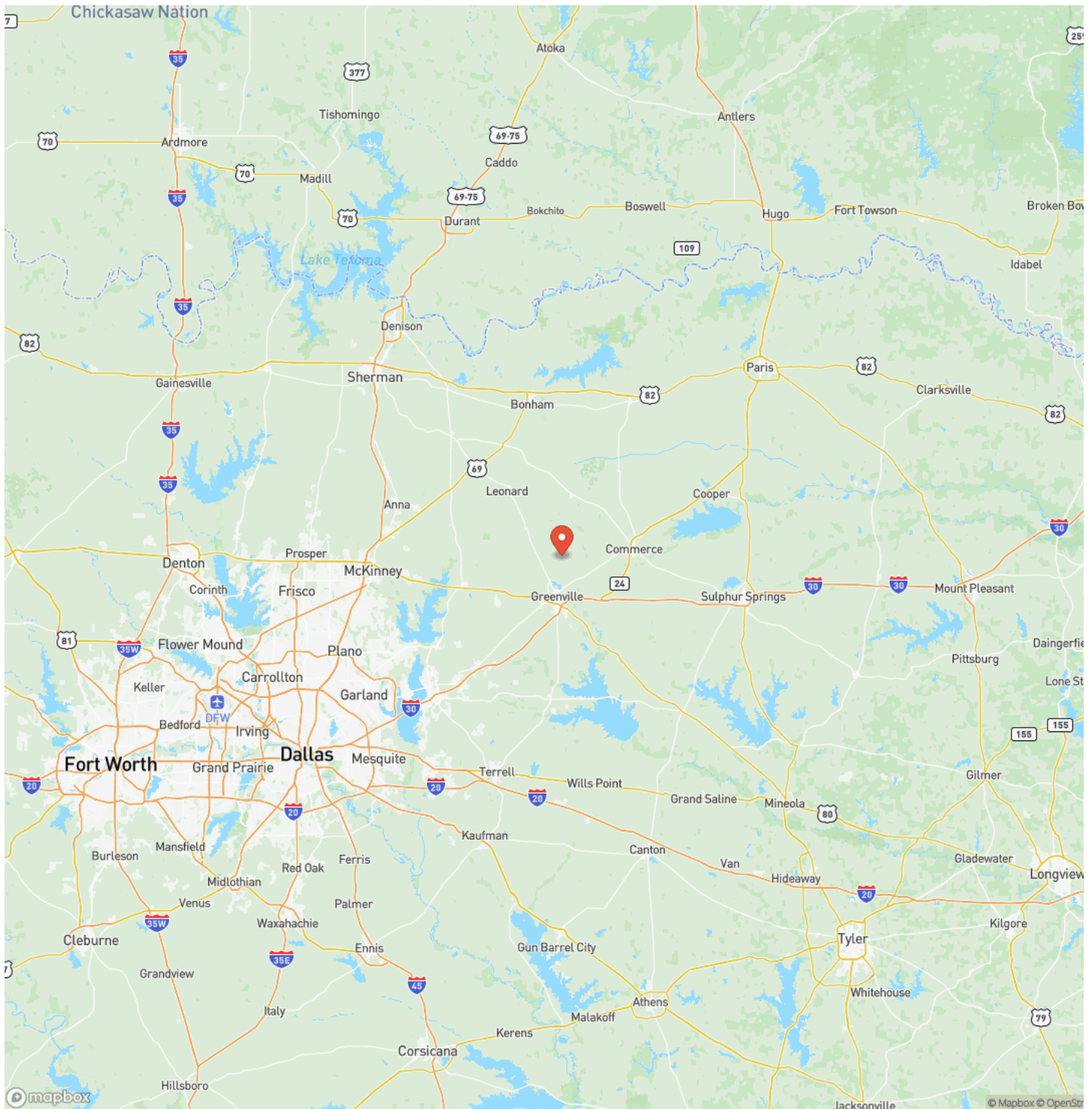


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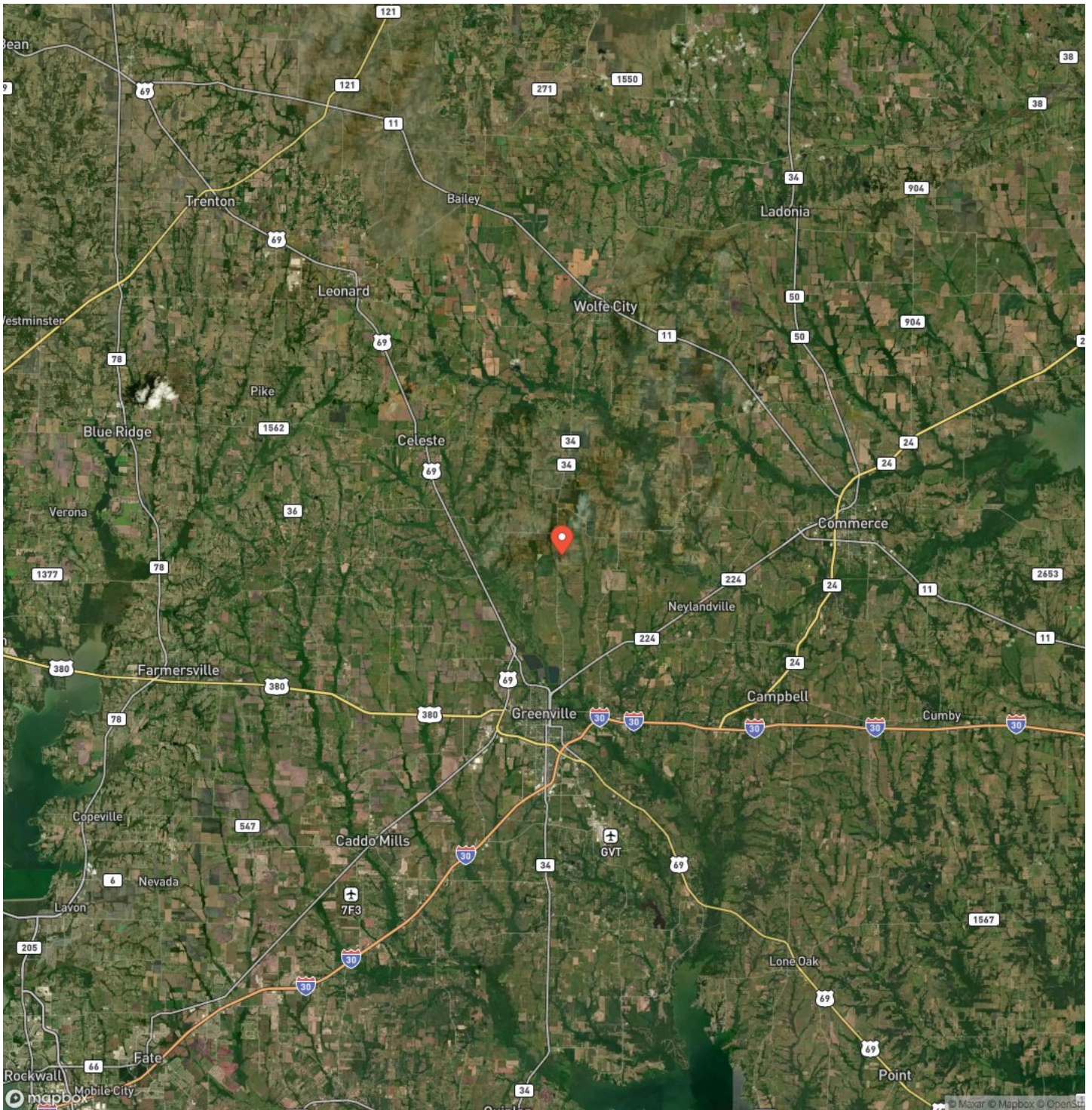


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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