

Collin County Investment Property
TBD CR 850
Josephine, TX 75442

\$990,000
34.270± Acres
Collin County



Collin County Investment Property
Josephine, TX / Collin County

SUMMARY

Address

TBD CR 850

City, State Zip

Josephine, TX 75442

County

Collin County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.0612291 / -96.3072028

Taxes (Annually)

3239

Acreage

34.270

Price

\$990,000

Property Website

<https://moreoftexas.com/detail/collin-county-investment-property-collin-texas/29904/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

PROPERTY DESCRIPTION

The Investment

Tremendous opportunity to invest in 34.27 acres located in a highly sought after corridor of Collin county, just north of Josephine, TX. The tract has frontage on paved CR 850 with utilities and coop water found in front of the immediate neighbor to the West. I-30 is about 9 miles south, US-380 is about 7.6 miles north and the proposed Collin County Outer Loop is scheduled to come through approximately 2.2 miles west of this property. There is minimal 100 year floodplain along Cowskin Creek that traverses the property (See interactive map for floodplain area).

The Enjoyment

Not only is the property well situated for an investment opportunity, but it also is a beautiful acreage with awesome hunting! Big trees, a creek, a pond, open meadows, wild plums and a nice interior trail system makes this ready to go for the outdoorsmen. The whitetail deer here are great both in genetics and population, hogs, ducks, bobcats, coyotes and other small game are present on the property.

All of this and only:

- Dallas- 41 miles
- DNT/SRT- 40 miles
- Rockwall- 19 miles
- Caddo Mills- 7.3 miles
- I-30- 9 miles
- US -[380- 7.6](#) miles
- Collin County Outer Loop- 2.2 miles

LOCATION: Collin county

- North of Josephine 1.9 miles

CLIMATE: 41" annual rainfall

UTILITIES: Utilities and coop water are present in front of the western neighbor and would need to be pulled

WILDLIFE: Whitetail deer, hogs, waterfowl, bobcat, coyotes, and other small game

MINERALS: Surface sale only

VEGETATION: The tract is mostly wooded with a mixture of hardwoods and cedar, 2 meadows with native grasses

TERRAIN: Approx. 15' of elevation change

SOILS: Mixture of black land soils

IMPROVEMENTS: Lean to shed for equipment/vehicle storage

CURRENT USE: NA

POTENTIAL USE: Development, residence, homestead, retreat, hunting and recreation



FENCING: North, west and south, and none on the east boundary

ACCESS: Excellent paved CR road

EASEMENTS: None

LEASES: None

Contact Cade Baxter at [214.236.4205](tel:214.236.4205) to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEX, LLC.



MOSSY OAK PROPERTIES
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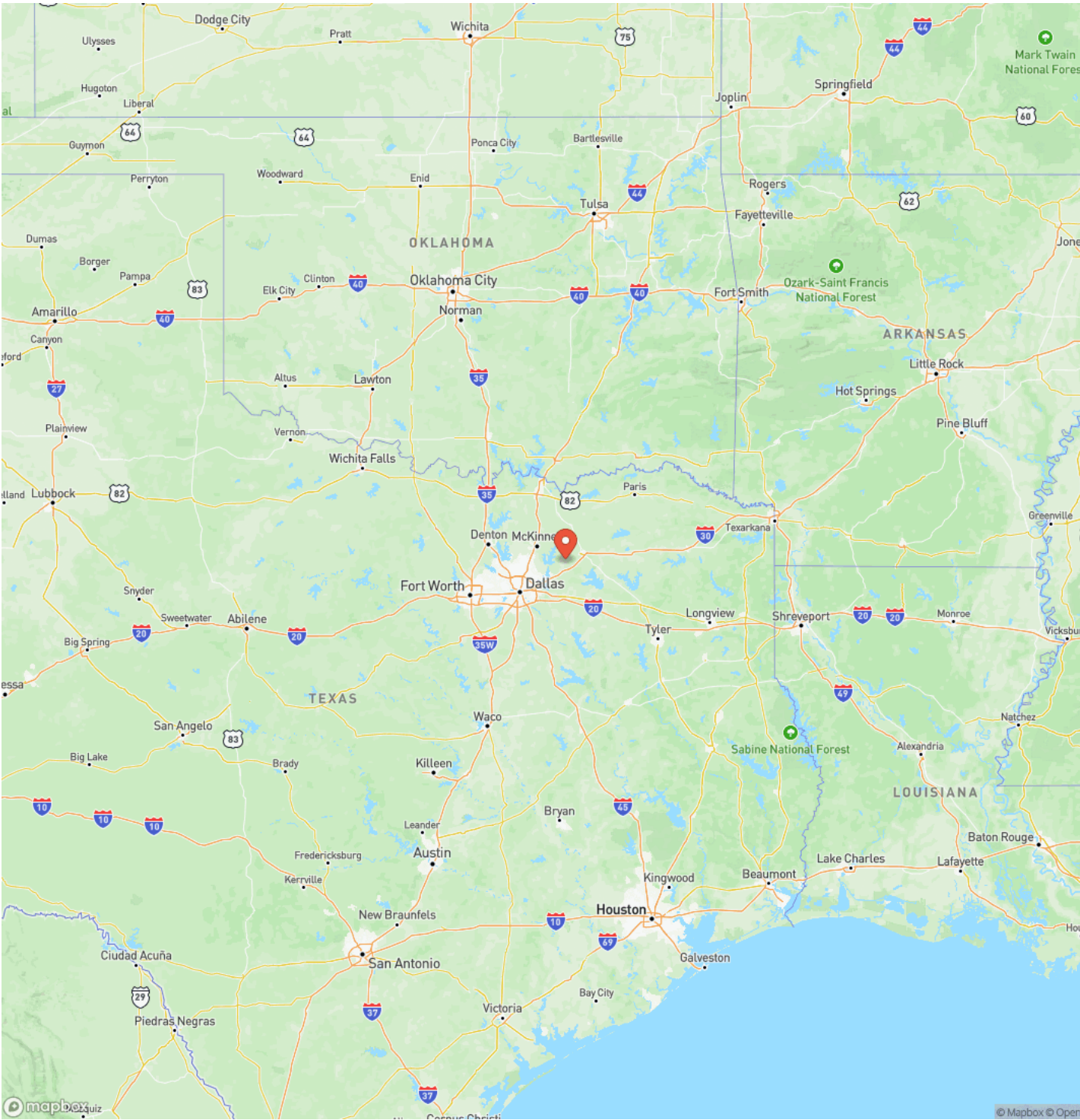
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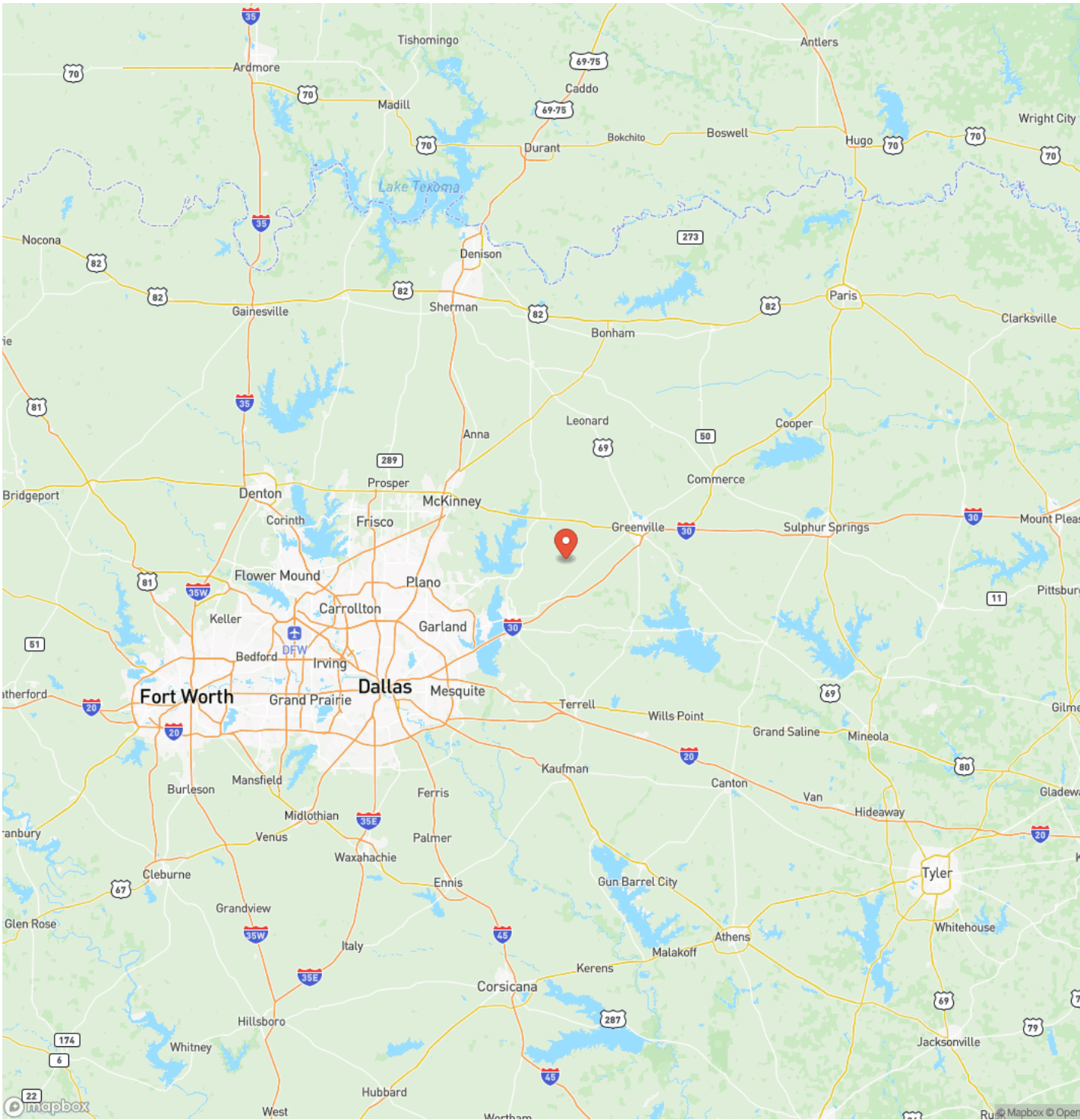
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Josephine, TX / Collin County



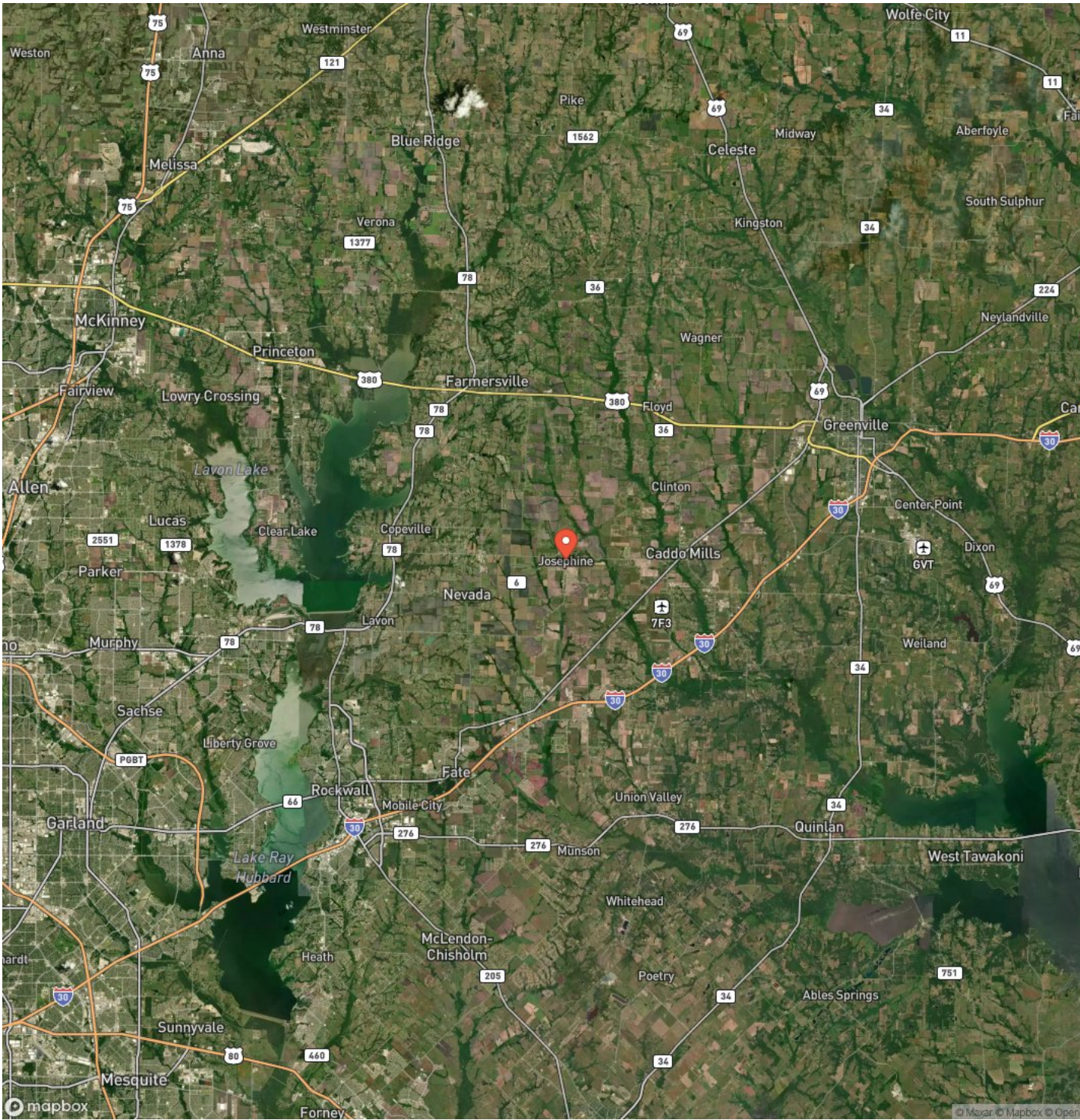
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

City / State / Zip

Rockwall, TX 75087

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.



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