

Farm with ALL mineral rights available
00 County Road 366
Era, TX 76238

\$2,148,135
115.273± Acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

Farm with ALL mineral rights available
Era, TX / Cooke County

SUMMARY

Address

00 County Road 366

City, State Zip

Era, TX 76238

County

Cooke County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

33.456253 / -97.270194

Taxes (Annually)

190

Acreage

115.273

Price

\$2,148,135

Property Website

<https://www.mossyoakproperties.com/property/farm-with-all-mineral-rights-available-cooke-texas/54828/>



MOSSY OAK PROPERTIES
OF TEXAS

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PROPERTY DESCRIPTION

100% OF MINERAL RIGHTS AVAILABLE on this 115+- acre Cooke County ranch with road frontage on multiple roads. Currently ag exempt and leased for cattle and farming operations. Little Duck Creek frontage through out the east side of the property as well as three stock ponds, provides a lot of water for cattle. Excellent grass that has been well managed for many years. Excellent views in multiple directions with 70' of rolling elevation change through the property. Electricity, including three phase, available on multiple sides of the property. Water well needed for residential use with water wells in the area ranging from 220' to 500' deep to reach the pristine Trinity Aquifer.OVER 4,000' of county road frontage on CR 366 & CR 336.Electric lines on 3 sides of the property. No water lines in the area. Rolling terrain, with elevations from 800' to 870' above sea level. Slidell-San Saba complex & Purves Clay Loam soils. Farming Lease expires Aug 1, 2024.



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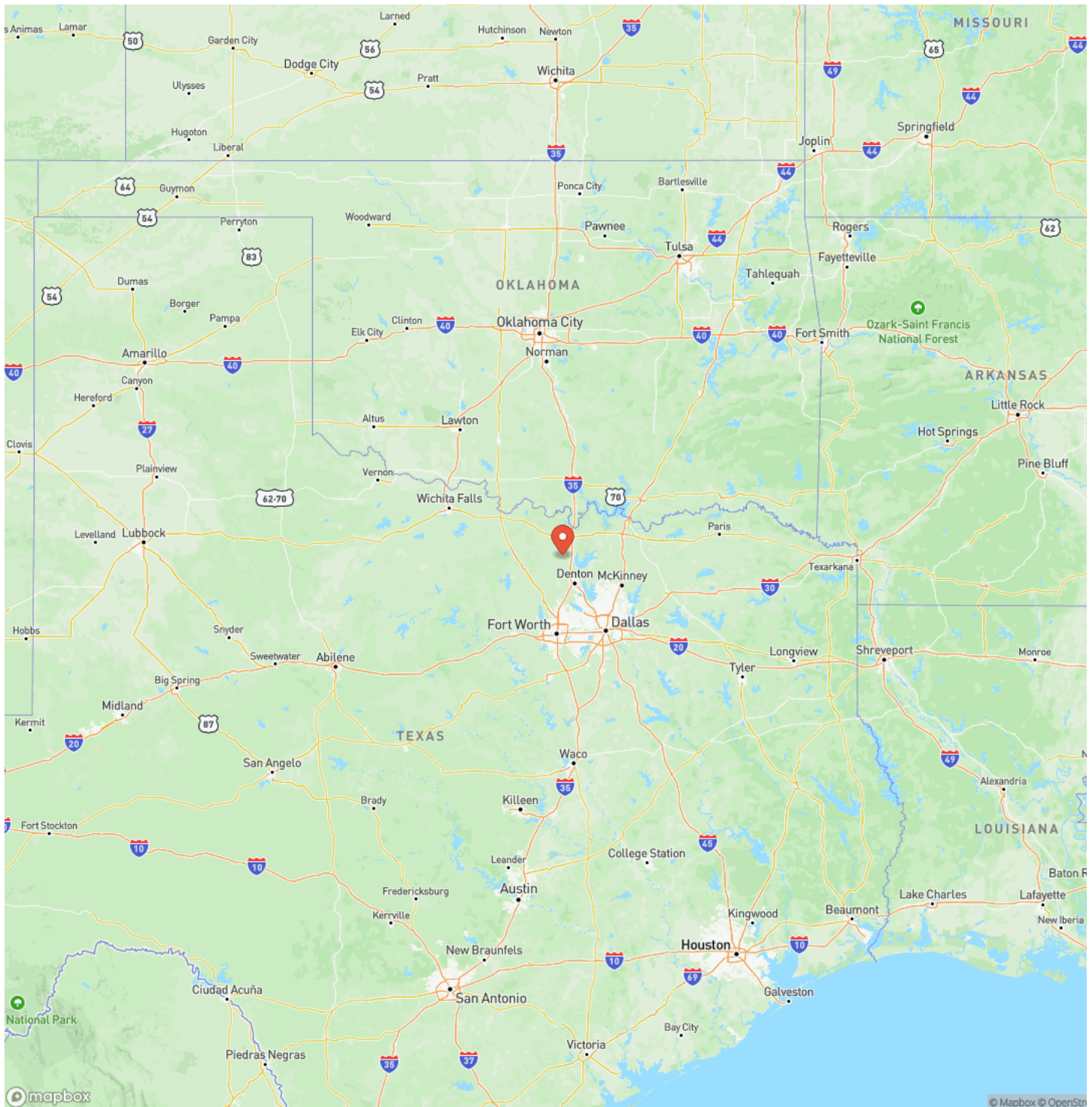


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Locator Map

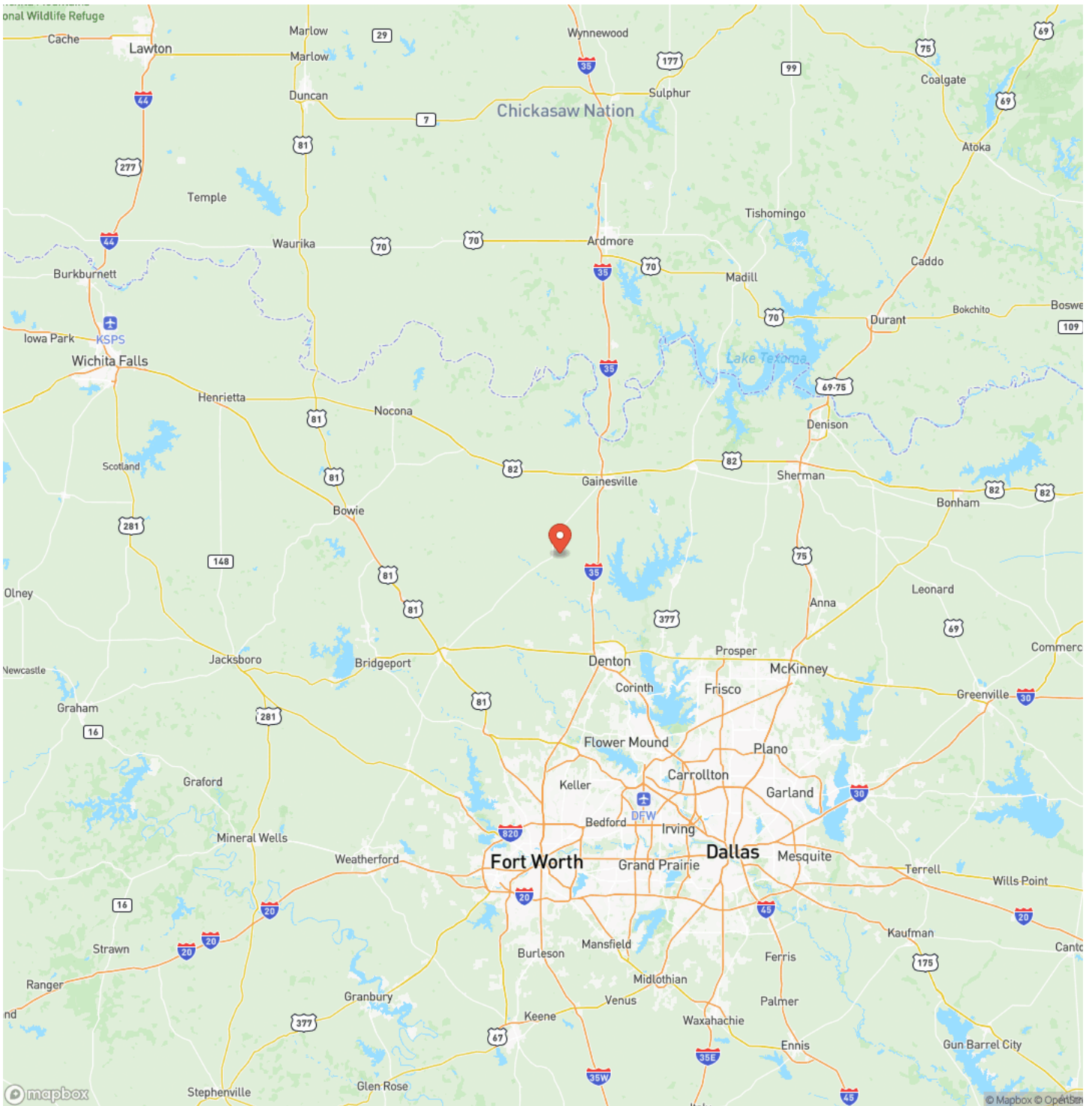


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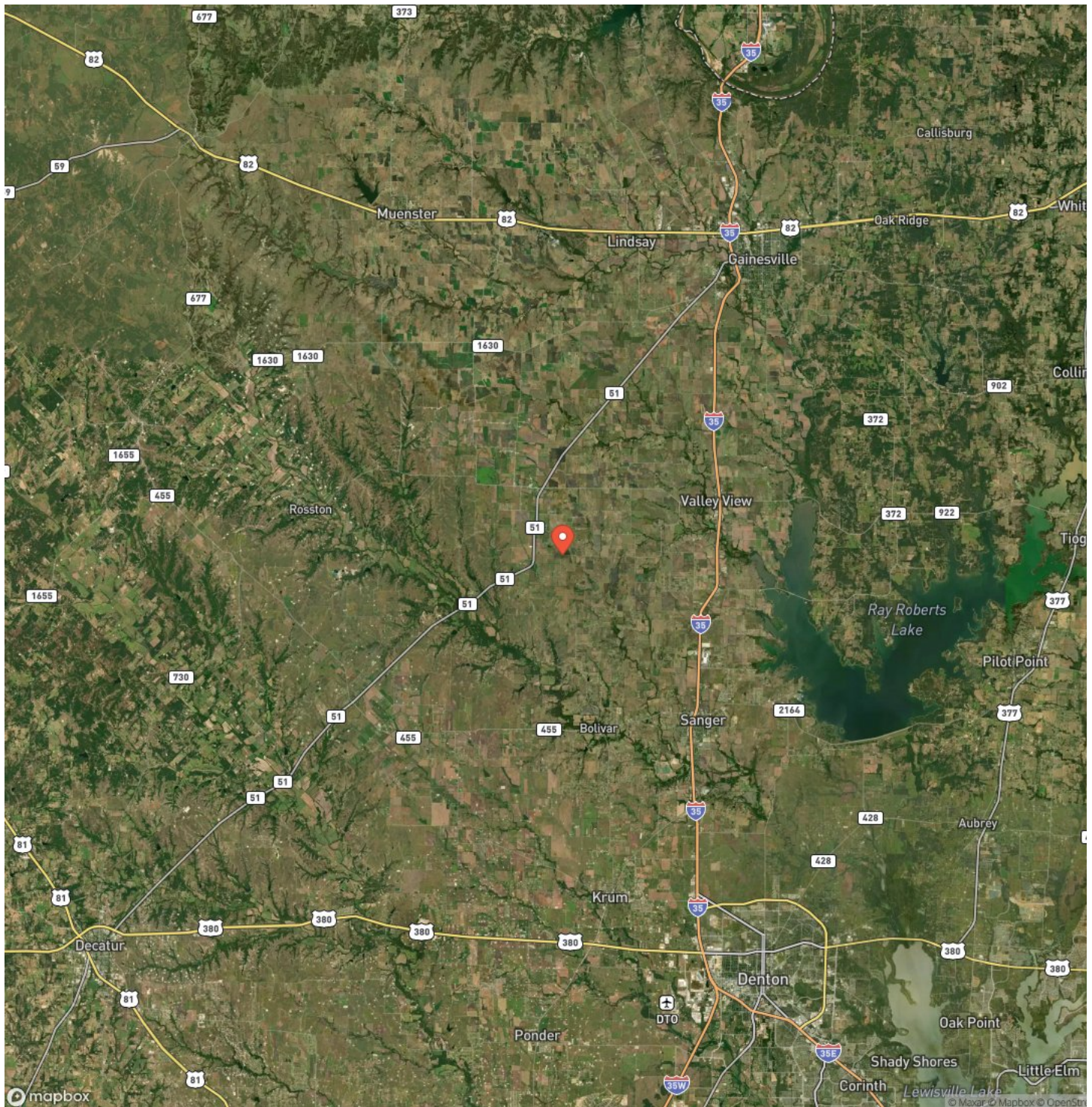
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Satellite Map



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LISTING REPRESENTATIVE

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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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