

Era, TX land for sale
County Road 366 at County Road 336
Era, TX 76238

\$1,848,480
115.530± Acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Era, TX land for sale
Era, TX / Cooke County

SUMMARY

Address

County Road 366 at County Road 336

City, State Zip

Era, TX 76238

County

Cooke County

Type

Ranches, Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude

33.456956 / -97.270924

Taxes (Annually)

190

Acreage

115.530

Price

\$1,848,480

Property Website

<https://moreoftexas.com/detail/era-tx-land-for-sale-cooke-texas/42250/>



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PROPERTY DESCRIPTION

LOCATION: 2.5 miles southeast of Era, TX. 5.5 miles west of I-35. 1.5 miles north of Denton County line.

ROAD FRONTAGE: OVER 4,000' of county road frontage on CR 366 & CR 336.

WATER: 3 ponds. Little Duck Creek frontage (3,363')

UTILITIES: Electric lines on 3 sides of the property. No water lines in the area.

MINERALS: 100% of mineral rights are available. There is no production or pipelines.

VEGETATION: Native grasses include Love Grass, common Bermuda, various bluestems.

TERRAIN: Rollin, with elevations from 800' to 870' above sea level.

SOILS: Slidell-San Saba complex & Purves Clay Loam

TAXES: \$190 for 2022. Property is ag exempt

IMPROVEMENTS: Ponds. Cross fencing.

CURRENT USE: Farming and cattle grazing.

POTENTIAL USE: Farming, grazing, rural residential, investment, subdivision.

FENCING: Good to fair quality. Steel T-posts and 5-6 strand barbed wire.



EASEMENTS: None known

LEASES: Ag lease in place until August 1, 2024

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.



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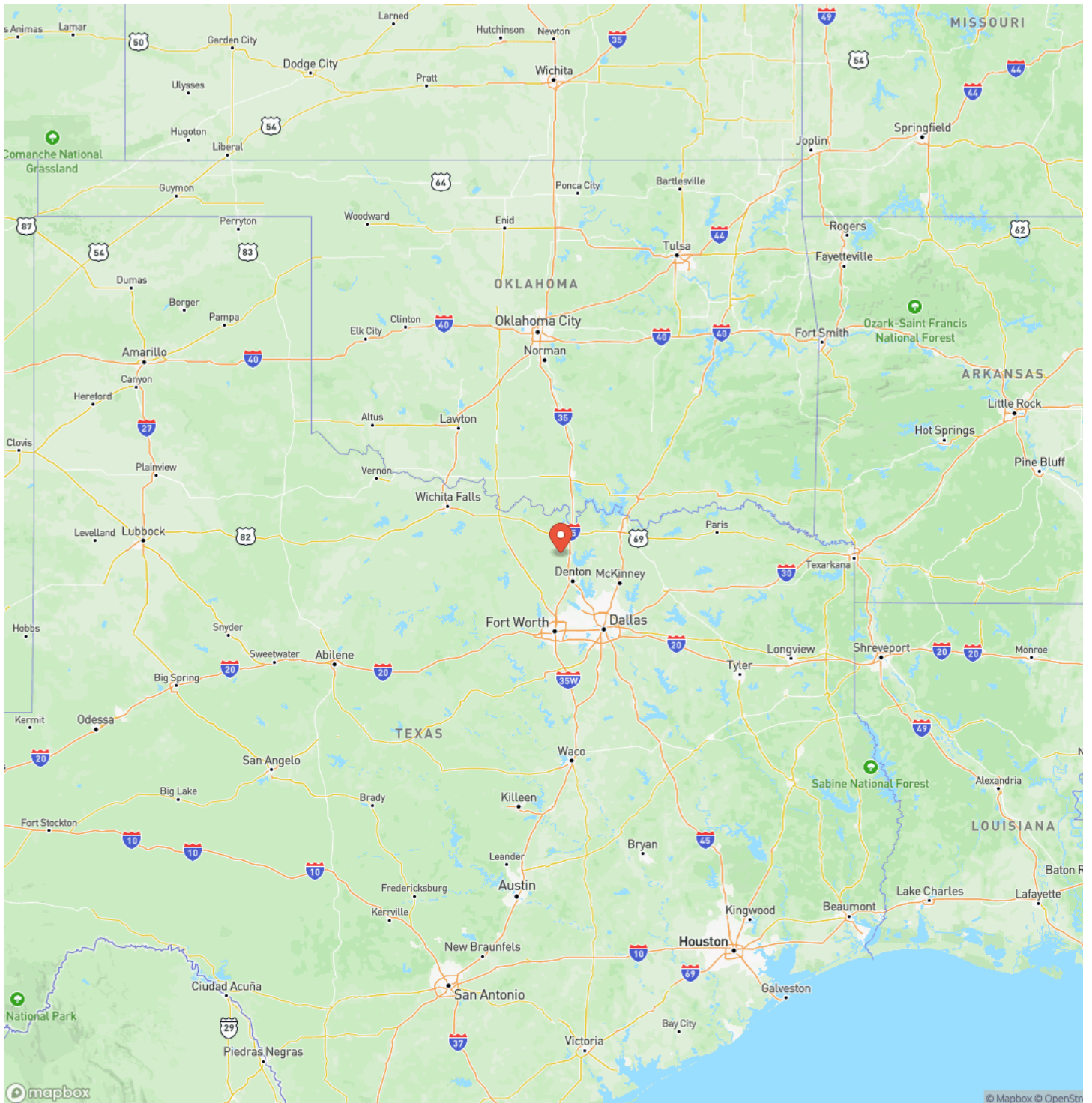
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Locator Map

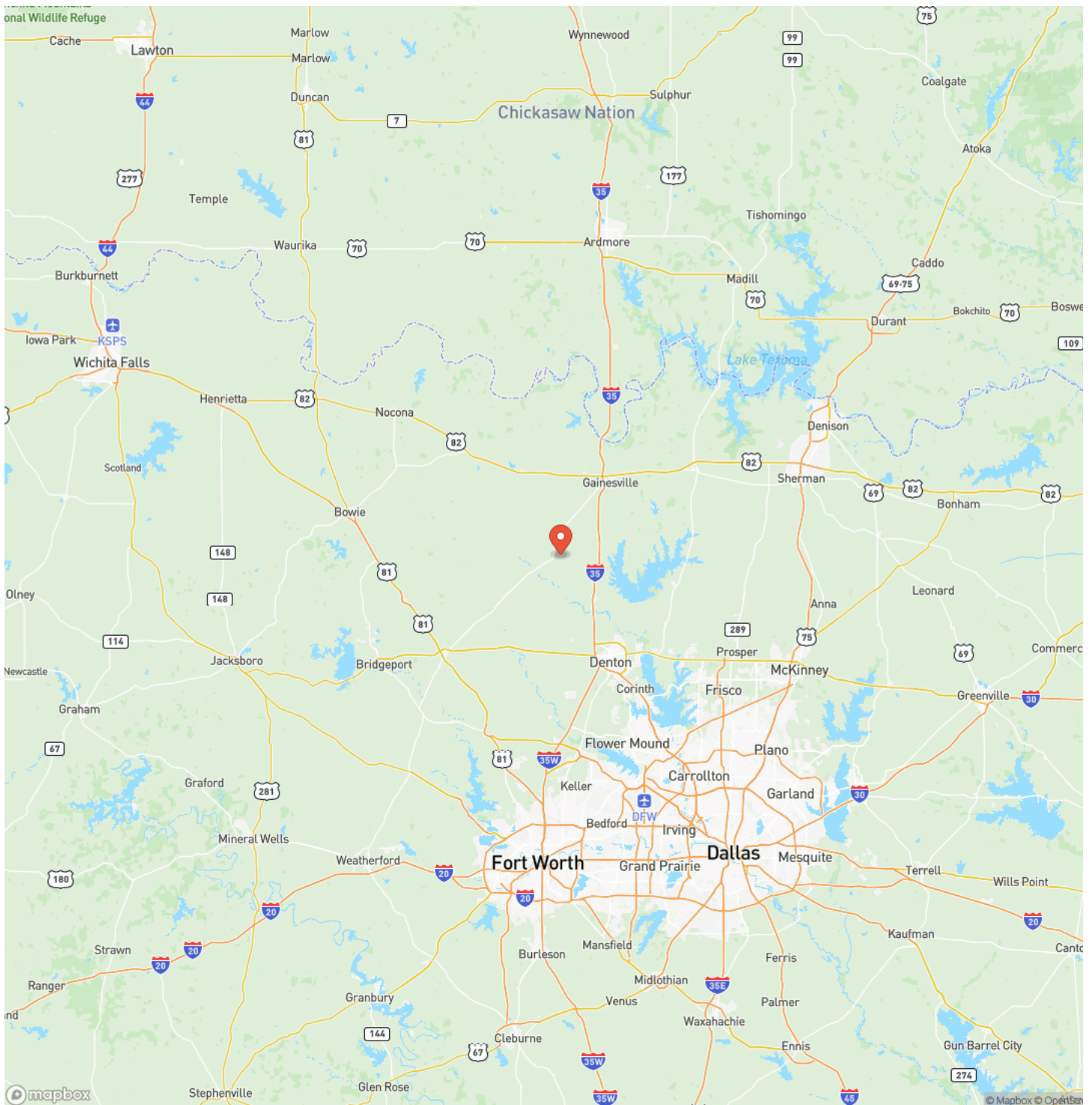


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Locator Map

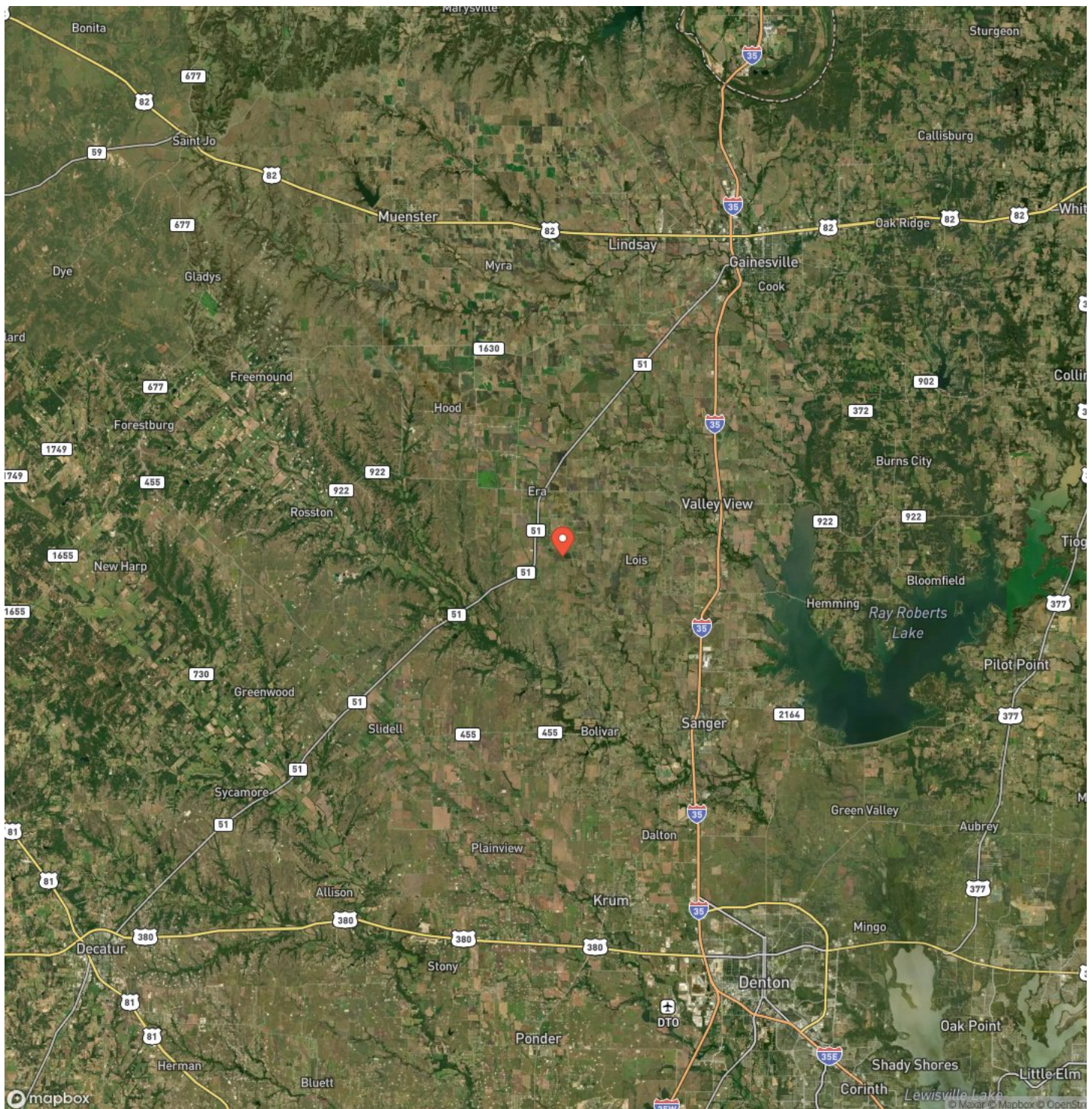


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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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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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 relation 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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