

Grayson County land for sale with pond.
1494 west line road
whitesboro, TX 76273

\$183,000.00
12.200 +/- acres
Grayson County

West Line Road
Grayson County, Texas, AC +/-



MOSSY OAK PROPERTIES
OF TEXAS

Page 1

MORE INFO ONLINE:

MoreofTexas.com

**Grayson County land for sale with pond.
whitesboro, TX / Grayson County**

SUMMARY

Address

1494 west line road

City, State Zip

whitesboro, TX 76273

County

Grayson County

Type

Residential Property

Latitude / Longitude

33.6397 / -96.9300

Acreage

12.200

Price

\$183,000.00

Property Website

<https://moreoftexas.com/detail/grayson-county-land-for-sale-with-pond-grayson-texas/7783/>



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PROPERTY DESCRIPTION

Land for sale near Whitesboro, TX in Grayson County. The north tract is approximately 12.2 acres (to be surveyed) with a beautiful pond. No climb fencing on 3 sides. Water line and electric at the PAVED county road frontage. This 12 acre property located just a few minutes south of Whitesboro, TX 76273. NO pipelines, NO transmission lines, NO gas or oil wells - just beautiful, pristine land that is waiting for you to build your custom home on.

Very reasonable deed restrictions include:
1200 sf or larger new home or new double wide permitted.
No fighting chickens.
No Junkyards.
No commercial feed lots.



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Page 3

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Locator Maps



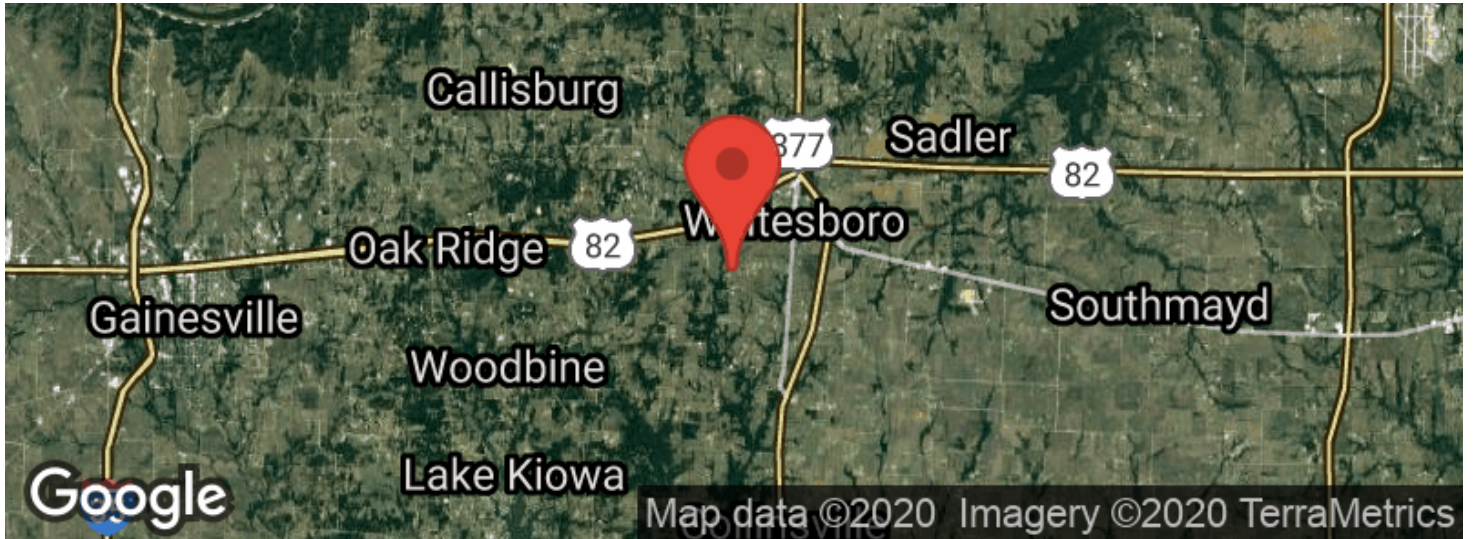
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Email

jgroce@mossyoakproperties.com

Address

2112 E HWY 82

City / State / Zip

Gainesville, TX, 76240

NOTES

This image shows a blank 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

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