

Cooke County Farm for Sale in Era ISD
1406 County Road 307
Gainesville, TX 76240

\$600,000
41.840± Acres
Cooke County



Cooke County Farm for Sale in Era ISD
Gainesville, TX / Cooke County

SUMMARY

Address

1406 County Road 307

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Undeveloped Land, Farms, Single Family

Latitude / Longitude

33.578517 / -97.197781

Taxes (Annually)

291

Dwelling Square Feet

2783

Bedrooms / Bathrooms

3 / 2

Acreage

41.840

Price

\$600,000

Property Website

<https://moreoftexas.com/detail/cooke-county-farm-for-sale-in-era-isd-cooke-texas/42249/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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PROPERTY DESCRIPTION

Description: Great farm land located just off of FM 51 in the Era ISD school district. Short drive into Gainesville to get access to US 82 and 35. The home on the property is currently uninsurable and is not given any value, but owner requires a life estate for the home and water well only. No deed restrictions, no pipelines or oil or gas production on the property. Several old barns and outbuildings on the property, as well as one small pond. Farm is leased for crop production until June 1, 2024

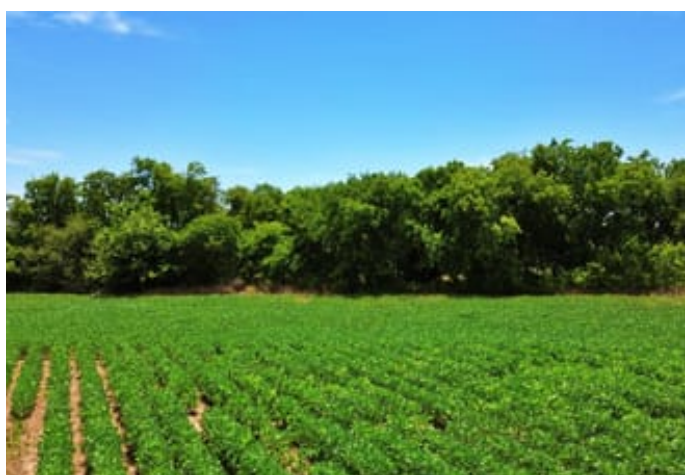


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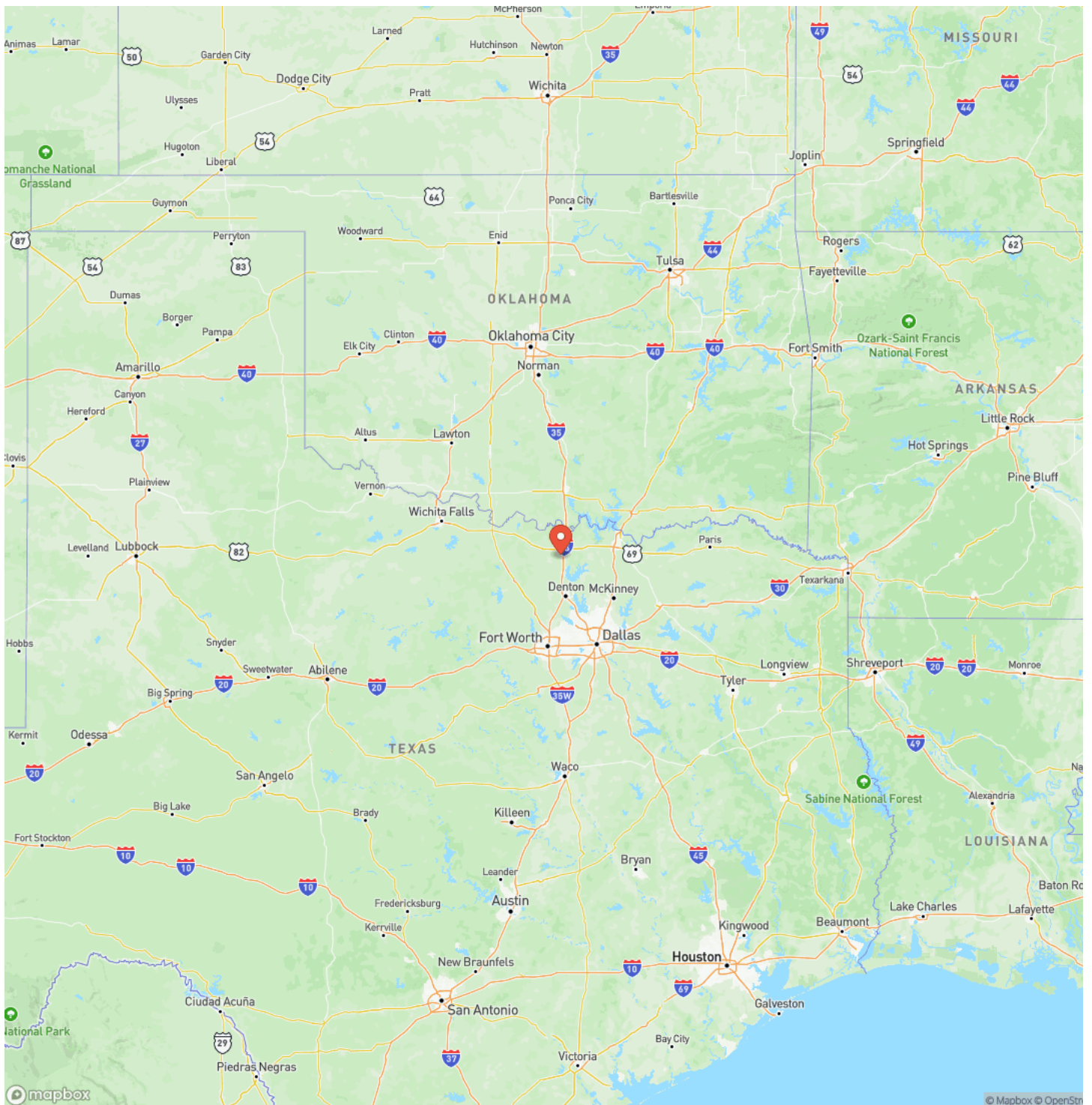
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Locator Map

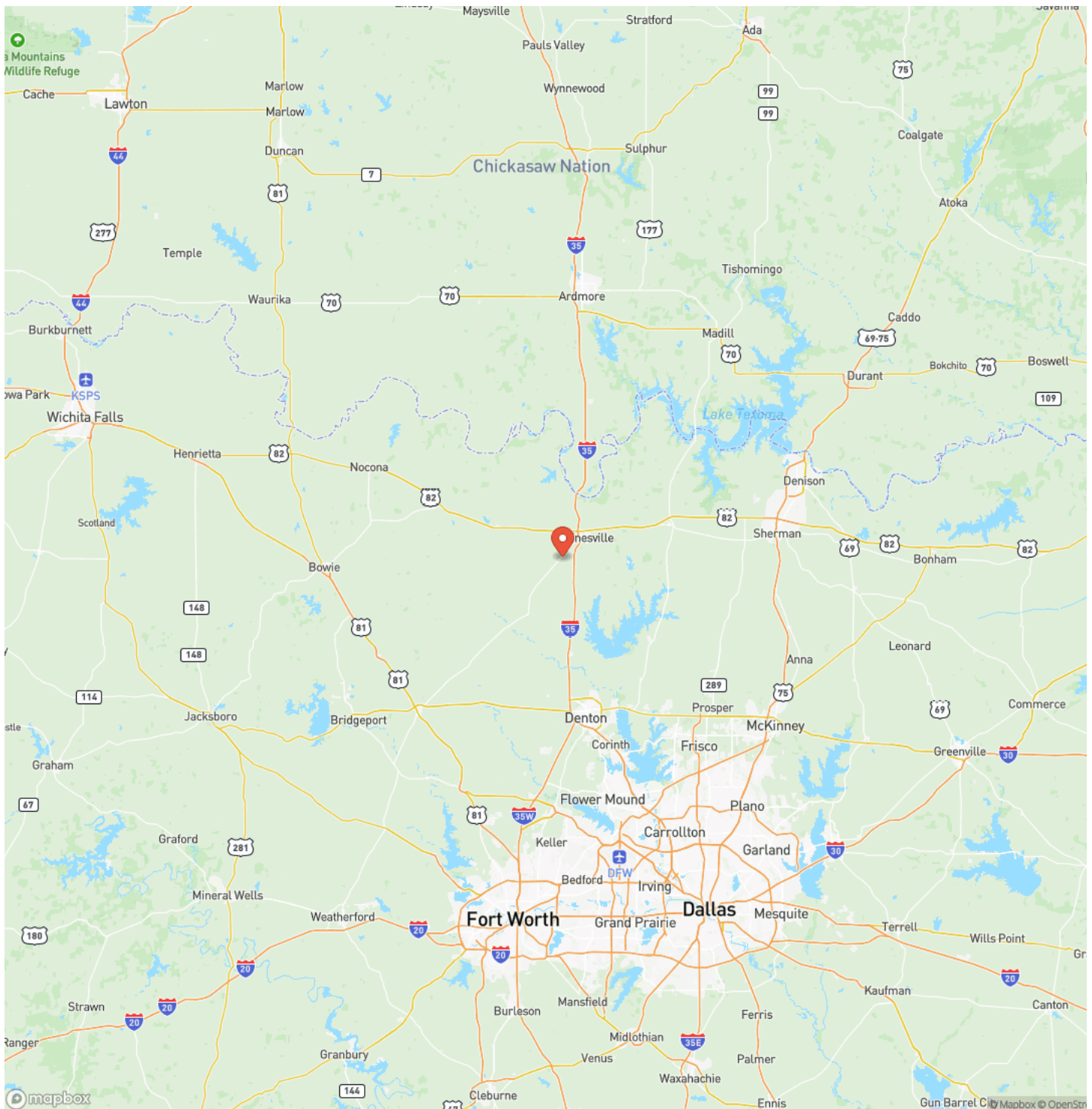


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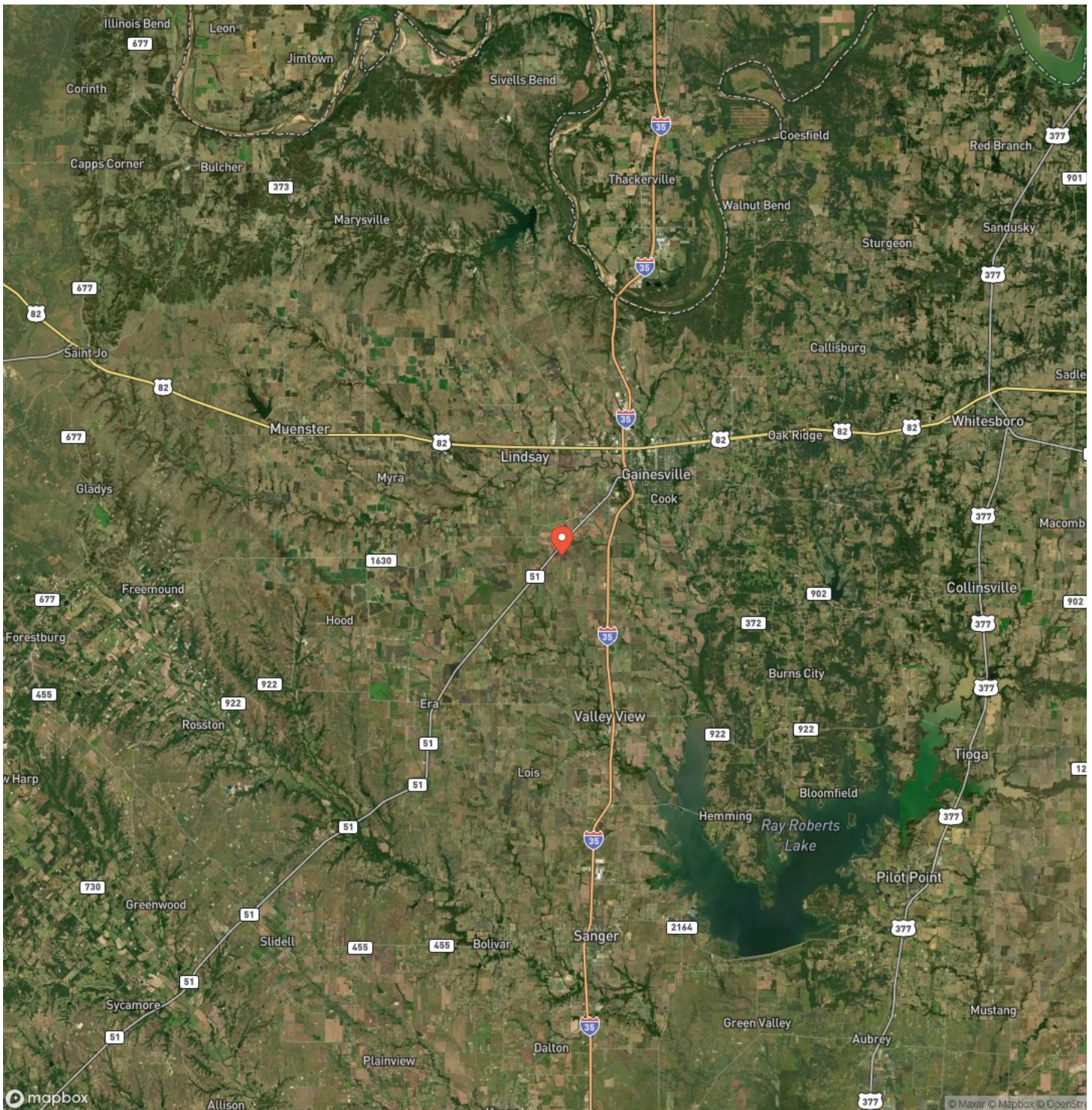


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Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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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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