

**Black Oak Estate**  
3518 CR 325  
Mckinney, TX 75069

**\$3,400,000**  
30.370± Acres  
Collin County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**Black Oak Estate**  
**Mckinney, TX / Collin County**

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**SUMMARY**

**Address**

3518 CR 325

**City, State Zip**

Mckinney, TX 75069

**County**

Collin County

**Type**

Hunting Land, Recreational Land, Single Family, Horse Property

**Latitude / Longitude**

33.138273 / -96.563053

**Acreage**

30.370

**Price**

\$3,400,000

**Property Website**

<https://moreoftexas.com/detail/black-oak-estate-collin-texas/48036/>



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**McKinney, TX / Collin County**

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**PROPERTY DESCRIPTION**

Escape to the tranquility of 30.37 acres just 0.7 miles from the city limits of McKinney, TX, situated in prestigious COLLIN COUNTY within the McKinney Independent School District. Currently enjoying agricultural exemption status, an application is underway to transition to a wildlife management exemption, showcasing the versatility of this pristine property.

This picturesque landscape boasts a myriad of features, including city water connectivity, an established septic system, and a meticulously maintained paved county road frontage. Access is granted through an impressive steel-gated entrance, equipped with electric gate openers, ensuring both security and convenience. Navigating the property is seamless with gravel roads and strategically placed culverts.

A house pad and barn pad site have been thoughtfully prepared, setting the stage for your dream residence. Immerse yourself in the beauty of nature with 8 acres dedicated to food plots, surrounded by 11.25 acres of hardwood trees, including majestic pecan, oak, and hickory varieties.

For outdoor enthusiasts, a 2.5-acre trophy bass lake awaits, featuring underwater structures for a truly captivating fishing experience. Notably, this haven is free from the encumbrances of pipelines or easements, and it seamlessly adjoins the pristine expanse of United States Army Corps of Engineers land to the south.

Boating enthusiasts will appreciate the property's proximity to Lake Lavon, less than a mile away, with a boat ramp just 5.7 miles distant. Additionally, McKinney National Airport is conveniently located 5.8 miles away.

As an added opportunity, the adjoining 14.815 acres are available for purchase by another owner, expanding the possibilities for creating your ideal estate.

Discover the allure of this property, renowned as a haven for world-class whitetail deer hunting, offering the rare privilege of hunting deer in your own backyard. Embrace the harmonious blend of nature, accessibility, and potential that defines this exceptional McKinney, TX property.



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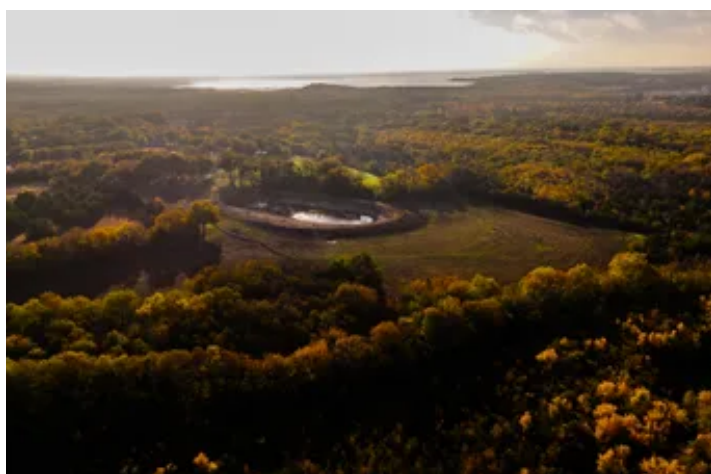
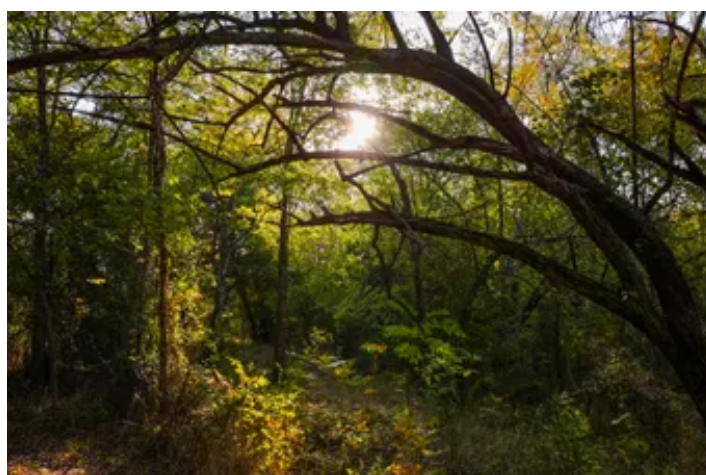
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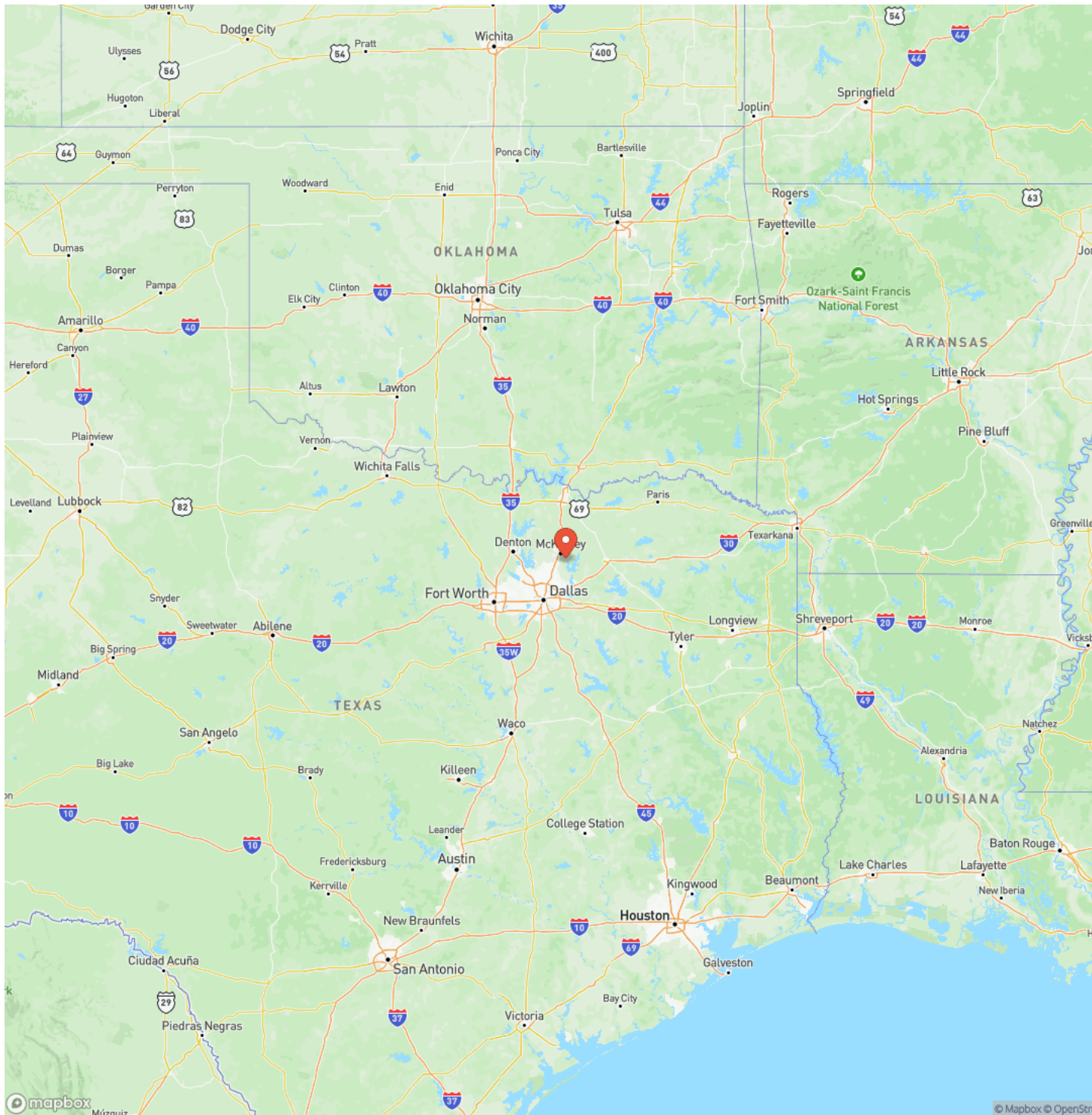
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## Locator Map



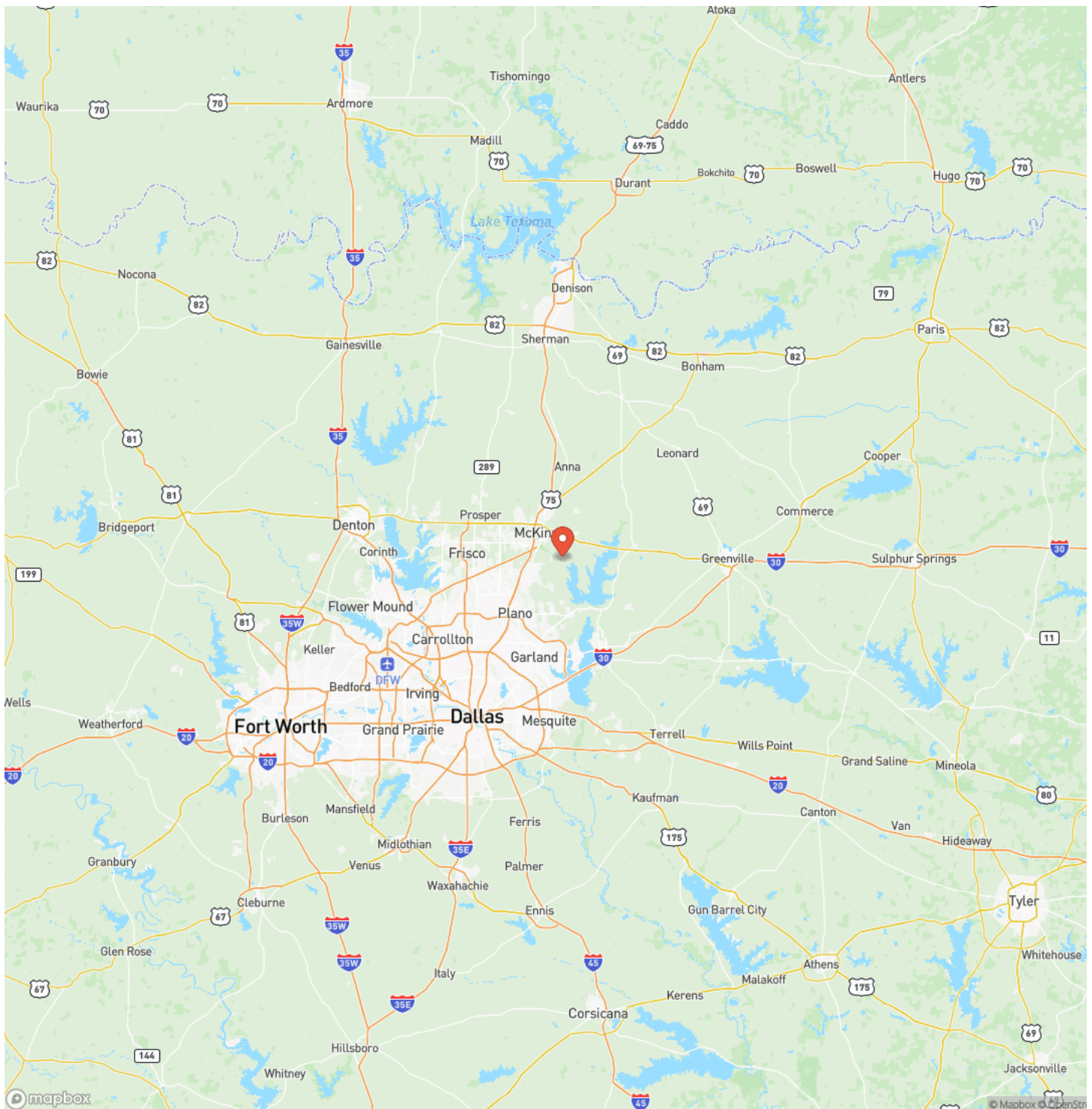
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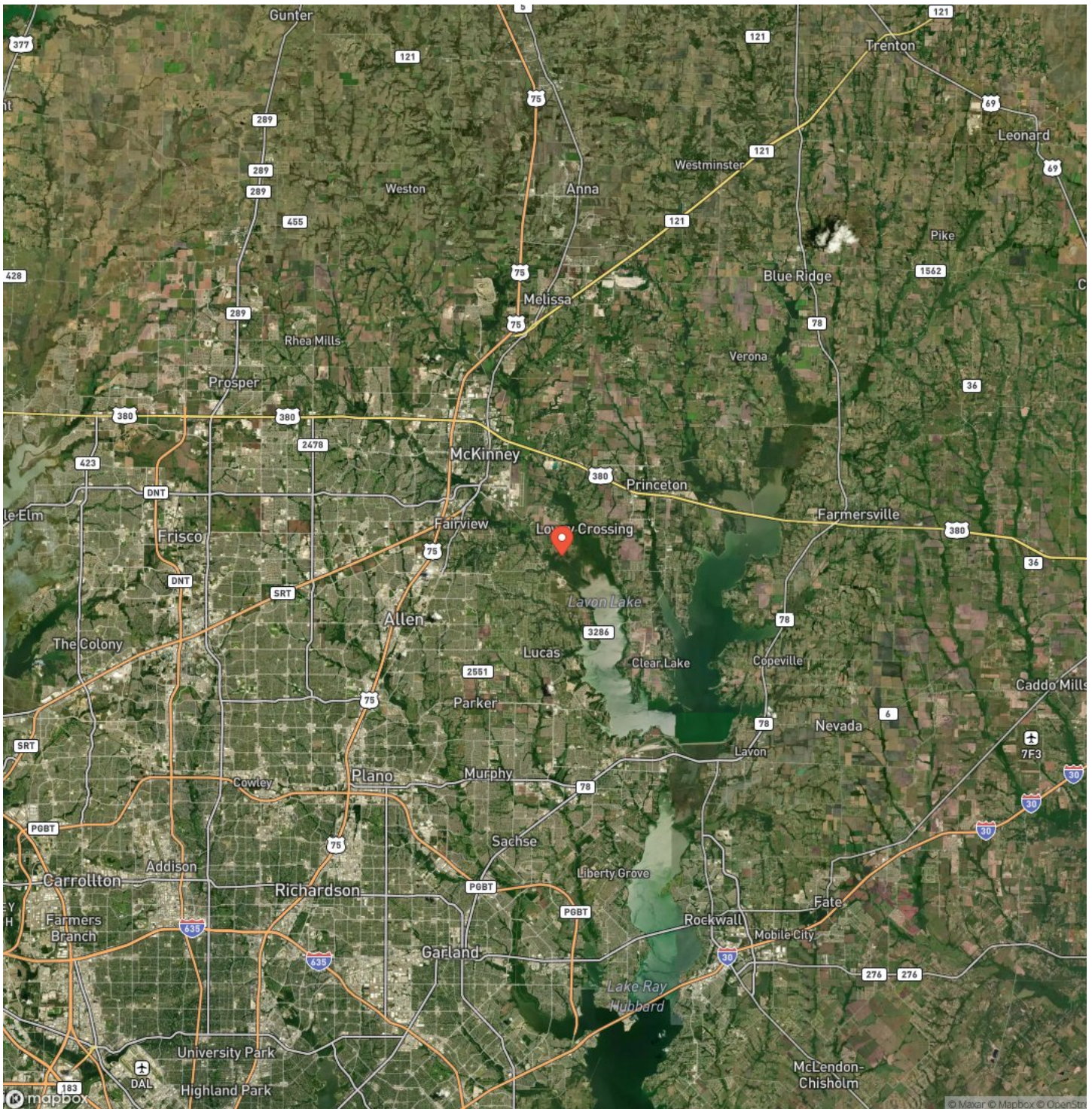
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

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## City / State / Zip

Gainesville, TX 76240

## 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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