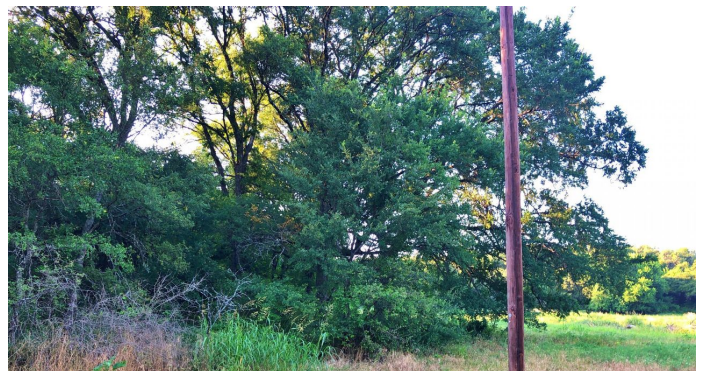
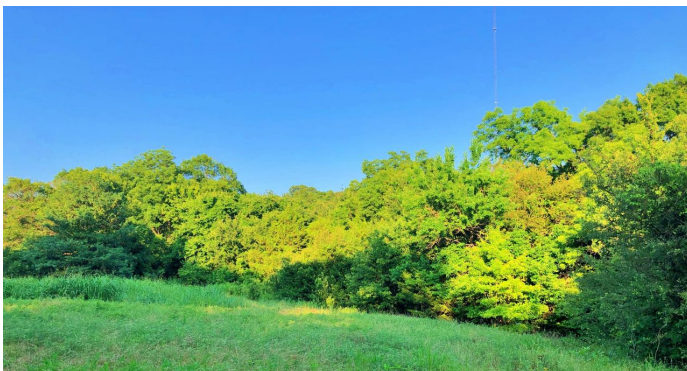


**Heavily wooded small tract for sale near  
Rosston, TX  
CR 328  
Rosston, TX 76263**

**\$150,000**  
**16.716 +/- acres**  
**Cooke County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



## Heavily wooded small tract for sale near Rosston, TX Rosston, TX / Cooke County

### **SUMMARY**

**Address**

CR 328

**City, State Zip**

Rosston, TX 76263

**County**

Cooke County

**Type**

Undeveloped Land

**Latitude / Longitude**

33.4987 / -97.4234

**Taxes (Annually)**

16

**Acreage**

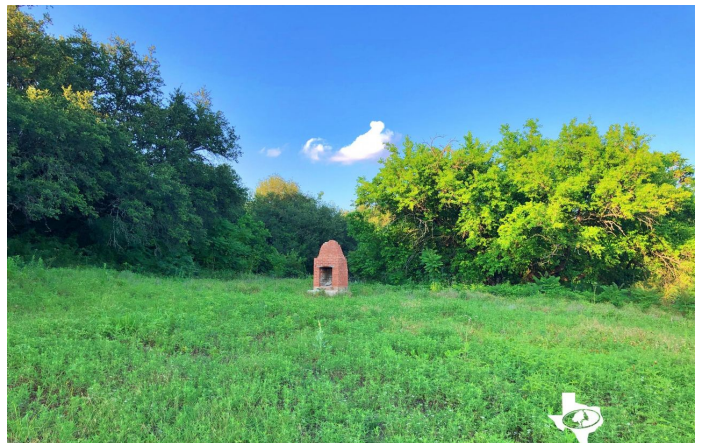
16.716

**Price**

\$150,000

**Property Website**

<https://moreoftexas.com/detail/heavily-wooded-small-tract-for-sale-near-rosston-tx-cooke-texas/19296/>



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## Heavily wooded small tract for sale near Rosston, TX Rosston, TX / Cooke County

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### **PROPERTY DESCRIPTION**

Beautiful wooded small acreage for sale near Rosston, TX. This is one of those places that feels MUCH larger than it is. The property has not been occupied by anything other than cattle for many many years. A brick fireplace is all that remains standing of the old home place. There is some clean up to do with remnants of the old home laying around. Electrical service is available on the property, and the property is accessed by a deeded easement from the county road. LOTS of wildlife in this area, and it is extremely quiet and peaceful. Watch the sky full of stars at night and listen to the whippoorwills sing and watch the lightning bugs dance! No deed restrictions and you cannot see another house anywhere! This is a rare find for such a small property that is so secluded from others. No mineral rights convey, but there is no production on the property. Currently in ag exemption.

**LOCATION:** Cooke County, TX just north of Rosston off of FM 922

**WATER:** Creek.

**UTILITIES:** None in place. Pentex Energy has lines on the property.

**WILDLIFE:** Whitetail deer, Rio Grande turkey, hogs.

**MINERALS:** There are no mineral rights available, and there is no production on the property.

**VEGETATION:** Live oaks, red oaks, post oaks, pecan, hickory and many more.

**TERRAIN:** 820' to 920' elevation.

**SOILS:** Venus Loam soils are prevalent on the property.

**TAXES:** 2020 taxes were \$16. It is in 1-d-1 agricultural exemption.

**IMPROVEMENTS:** None

**CURRENT USE:** Cattle grazing.

**POTENTIAL USE:** Perfect place to build your rural residential ranchette

**FENCING:** Fencing is poor.



**MOSSY OAK PROPERTIES  
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**EASEMENTS:** Access easement to the property. Local electric easement.

**LEASES:** Grazing and minerals

**SHOWINGS:** Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to 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.



**MOSSY OAK PROPERTIES  
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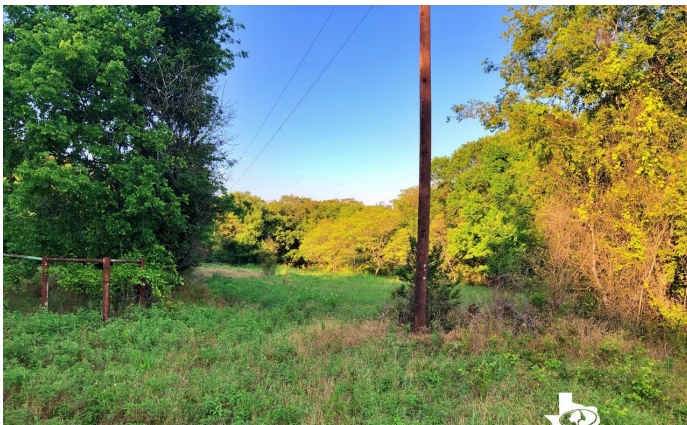
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**Heavily wooded small tract for sale near Rosston, TX**  
**Rosston, TX / Cooke County**

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Heavily wooded small tract for sale near Rosston, TX  
Rosston, TX / Cooke County

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## Locator Maps



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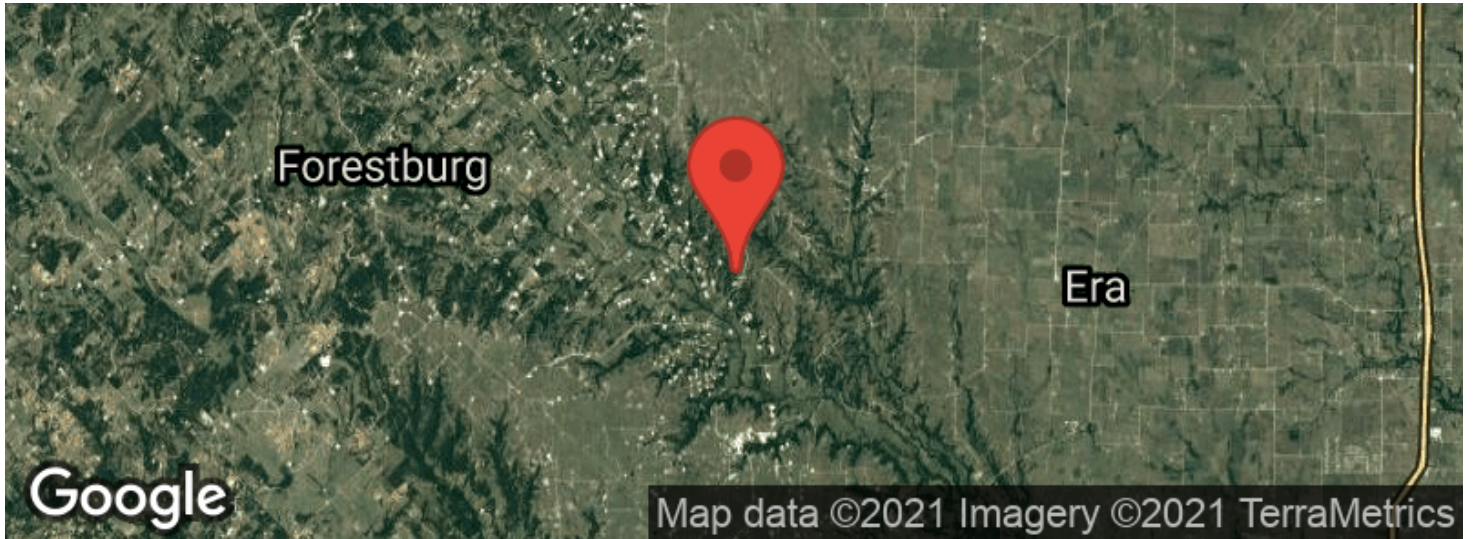
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Heavily wooded small tract for sale near Rosston, TX  
Rosston, TX / Cooke County

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## Aerial Maps



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Heavily wooded small tract for sale near Rosston, TX  
Rosston, TX / Cooke County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jared Groce

**Mobile**

(940) 390-0081

**Office**

(940) 600-1313

**Email**

jgroce@mossyoakproperties.com

**Address**

2112 E. Hwy 82

**City / State / Zip**

Gainesville, TX 76240

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**NOTES**

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## 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.



**MoreofTexas.com**

## **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.



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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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