

3238 FM 2382 Saint Jo, Tx. 76265  
3238 FM 2382  
Saint Jo, TX 76265

**\$650,000**  
39± Acres  
Cooke County



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

**MORE INFO ONLINE:**

**MoreofTexas.com**



**3238 FM 2382 Saint Jo, Tx. 76265**  
**Saint Jo, TX / Cooke County**

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## **SUMMARY**

### **Address**

3238 FM 2382

### **City, State Zip**

Saint Jo, TX 76265

### **County**

Cooke County

### **Type**

Hunting Land, Recreational Land, Single Family

### **Latitude / Longitude**

33.7474395 / -97.4590428

### **Taxes (Annually)**

382

### **Dwelling Square Feet**

384

### **Bedrooms / Bathrooms**

1 / 1

### **Acreage**

39

### **Price**

\$650,000

### **Property Website**

<https://moreoftexas.com/detail/3238-fm-2382-saint-jo-tx-76265-cooke-texas/33312/>



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**PROPERTY DESCRIPTION**

LOCATION: FM [2382 4.5](#) miles from Saint Jo, Cooke County, Texas.

WATER: Well

WILDLIFE: Whitetail deer, small game.

MINERALS: None available. No production on the property.

VEGETATION: Native

TERRAIN: Elevations from 920' to 1000'.

SOILS: Primarily loamy fine sand.

TAXES: \$382 in 2021. Ag exemption in place.

IMPROVEMENTS: Cabin, water well, septic, electricity, fencing.

CURRENT USE: Hunting, recreational.

POTENTIAL USE: Hunting, recreational, rural residential.

FENCING: Fair.

EASEMENTS: Utilities.

LEASES: None

SHOWINGS: Contact Listing Agent for showing.

Looking for the ultimate hunting getaway? Look no further than this incredible 39-acre property located in the beautiful Saint Jo, Texas. This stunning piece of land features 80 feet of elevation changes, making for an exciting and varied landscape that's perfect for exploring.

As you wind your way down the driveway, you'll be greeted by a charming cabin nestled at the end of the road. With water, septic, and electricity already in place, this property is ready for you to start enjoying right away. Whether you're looking for a peaceful retreat or a place to call your own, this cabin is the perfect spot to relax and unwind.

But the real magic of this property lies in its status as a hunter's paradise. With acres upon acres of pristine wilderness to explore, you'll have plenty of opportunities to spot game and enjoy the great outdoors. Whether you're an avid hunter or simply love spending time in nature, this property is sure to take your breath away.

So why wait? Contact us today to schedule a tour and see for yourself why this incredible property is the perfect place to call home. **For information or showings contact Realtor Mike Morris-Mossy Oak Properties of Texas-Cross Timbers Land & Home at [940-231-7387](tel:940-231-7387) or [mmorris@mossyoakproperties.com](mailto:mmorris@mossyoakproperties.com).**



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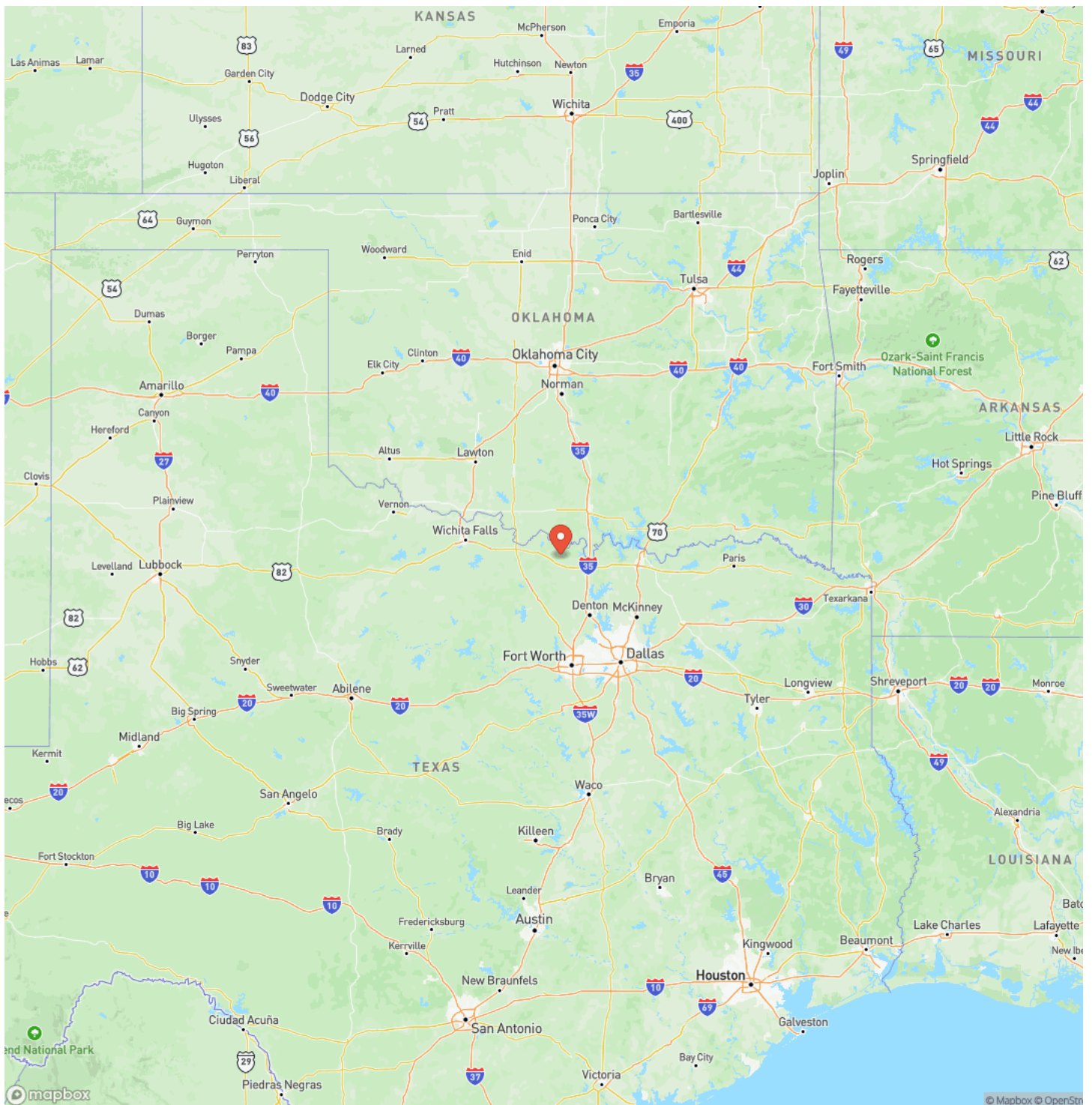
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## Locator Map



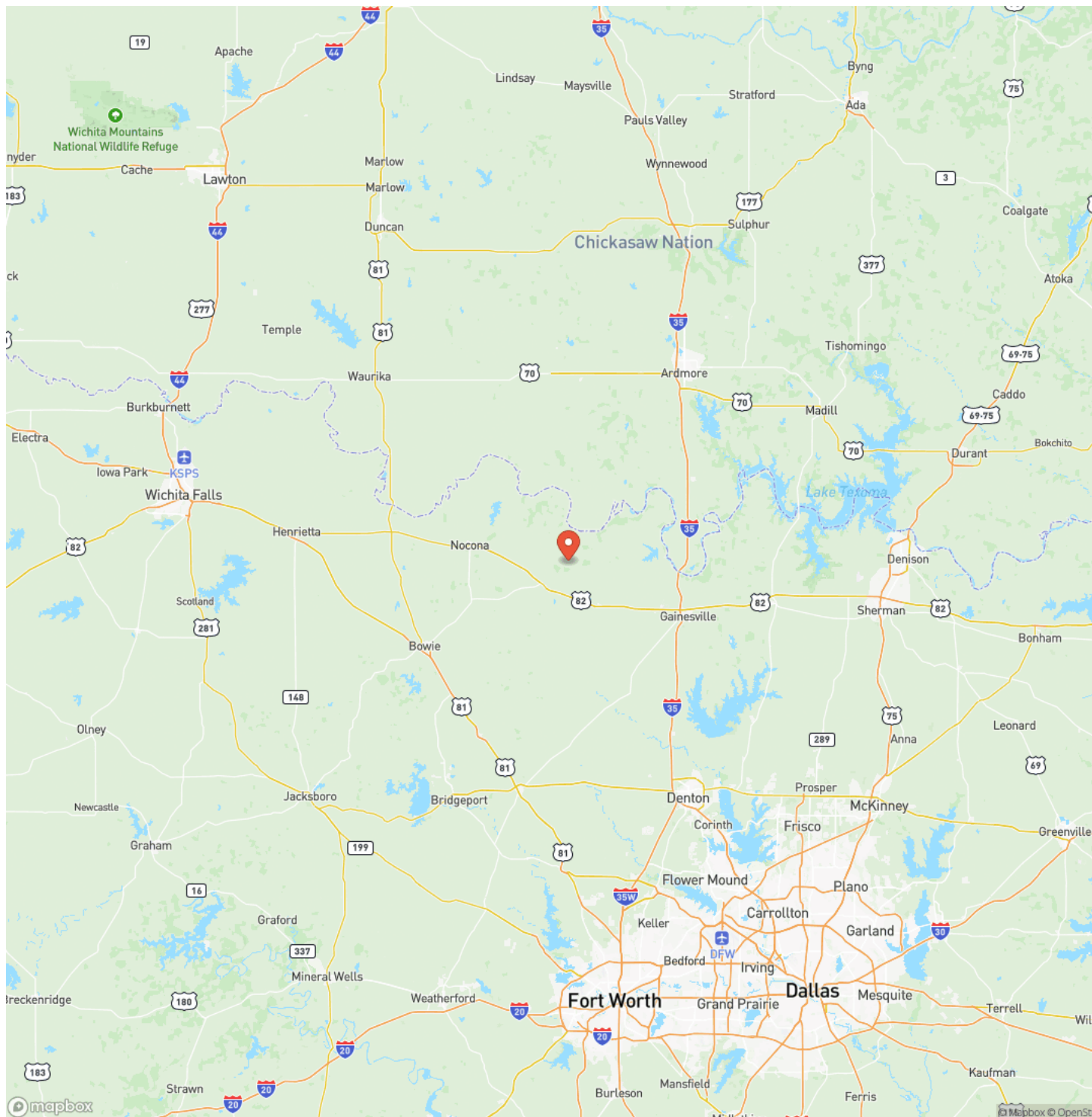
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## Saint Jo, TX / Cooke County

## Locator Map



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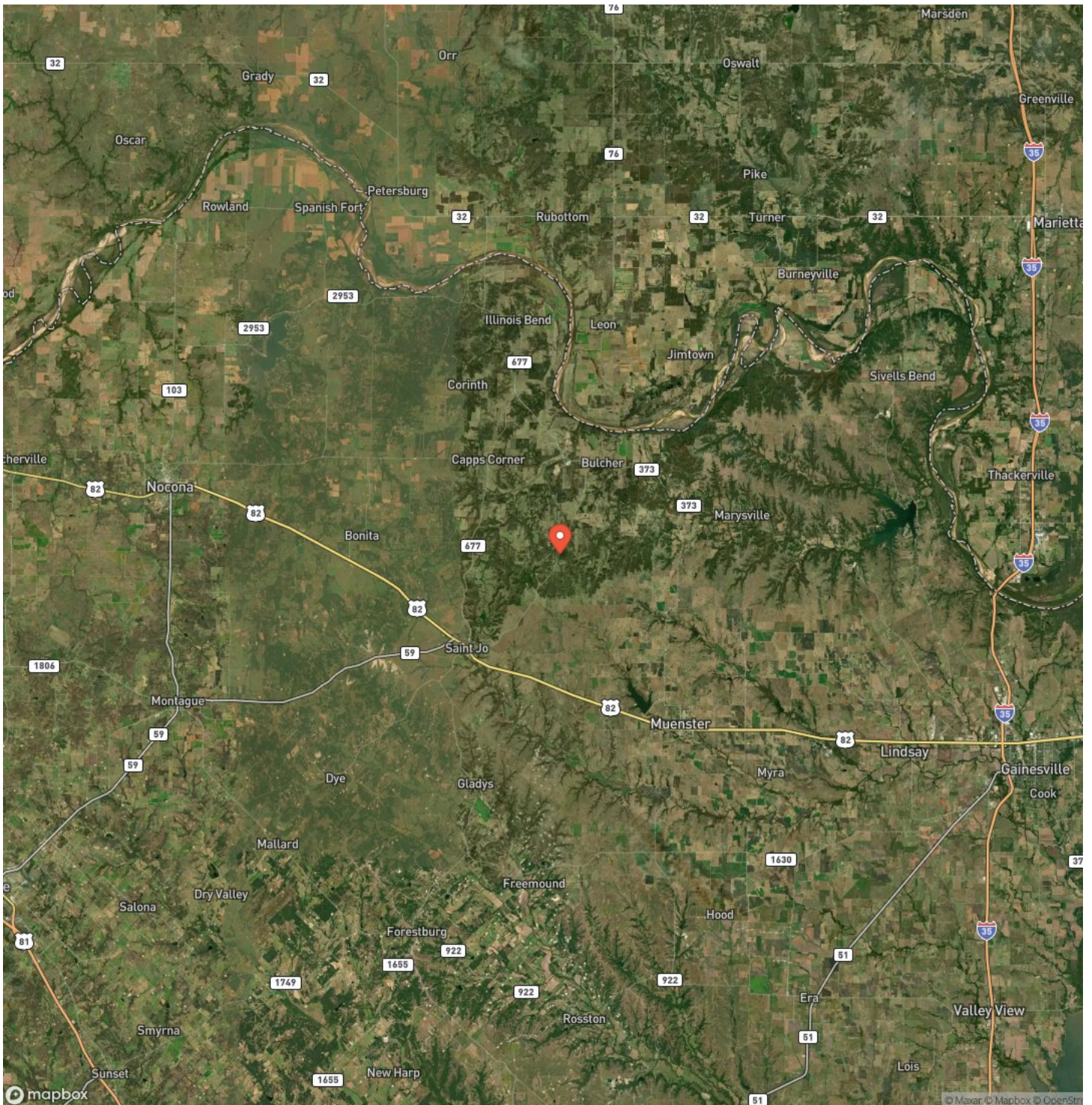
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mike Morris

## Mobile

(940) 231-7387

## Email

mmorris@mossyoakproperties.com

**Address**

2112 E HWY 82

## City / State / Zip

Gainesville, TX 76240

## NOTES

[illegible]

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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.



**MoreofTexas.com**

## **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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**Mossy Oak Properties of Texas**

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Denton, TX 76207

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