

**1907 W. Highway 82, Gainesville, Tx.
76240**
1907 W Highway 82
Gainesville, TX 76240

\$159,000
0.440 +/- acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

1907 W. Highway 82, Gainesville, Tx. 76240
Gainesville, TX / Cooke County

SUMMARY

Address

1907 W Highway 82

City, State Zip

Gainesville, TX 76240

County

Cooke County

Type

Residential Property

Latitude / Longitude

33.6421 / -97.1668

Acreage

0.440

Price

\$159,000

Property Website

<https://moreoftexas.com/detail/1907-w-highway-82-gainesville-tx-76240-cooke-texas/9674/>



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PROPERTY DESCRIPTION

Three bedroom, one bath, 1445 square foot home in Gainesville, Cooke County, Texas located in the much sought after Lindsay ISD. Large .44 acre yard. This property is just off of Highway 82 and close to Interstate 35. Easy access and just a short drive to Denton, Dallas, Fort Worth, or Sherman. Open porch on the front. This property comes equipped with a storm shelter.



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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Morris

Mobile

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Email

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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.



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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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