

**Wonderful 11.94 Acres on FM 346, Bullard,  
Tx  
TBD F.M. 346  
Bullard, TX 75757**

**\$199,000**  
**11.940 +/- acres**  
**Cherokee County**





## Wonderful 11.94 Acres on FM 346, Bullard, Tx Bullard, TX / Cherokee County

### **SUMMARY**

**Address**

TBD F.M. 346

**City, State Zip**

Bullard, TX 75757

**County**

Cherokee County

**Type**

Undeveloped Land

**Latitude / Longitude**

32.2090652 / -95.2926723

**Taxes (Annually)**

3390

**Acreage**

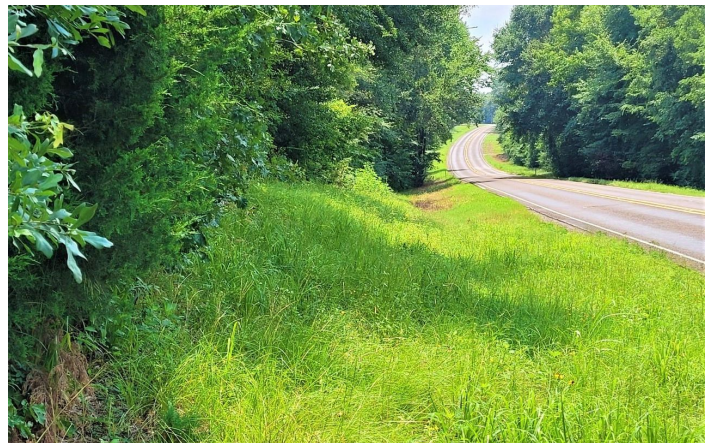
11.940

**Price**

\$199,000

**Property Website**

<https://moreoftexas.com/detail/wonderful-11-94-acres-on-fm-346-bullard-tx-cherokee-texas/21447/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## **Wonderful 11.94 Acres on FM 346, Bullard, Tx Bullard, TX / Cherokee County**

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### **PROPERTY DESCRIPTION**

Beautiful 11.94 acre tract with 800' road frontage on FM 346 in Bullard. Cherokee County taxes and Bullard schools. Just .2 mile north of Corinth Baptist Church and .2 mile south of CR 3506 that goes to Eagles Bluff. Brick home area across road from tract. Would be fabulous development area for subdivision or private hide-a-way for those desiring a more reclusive lifestyle. Beautiful topography and with a residential cut on the timber there would be fantastic view and a great homesite. Call today before it is gone! small creek and pond located on property.

This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice.



**MOSSY OAK PROPERTIES  
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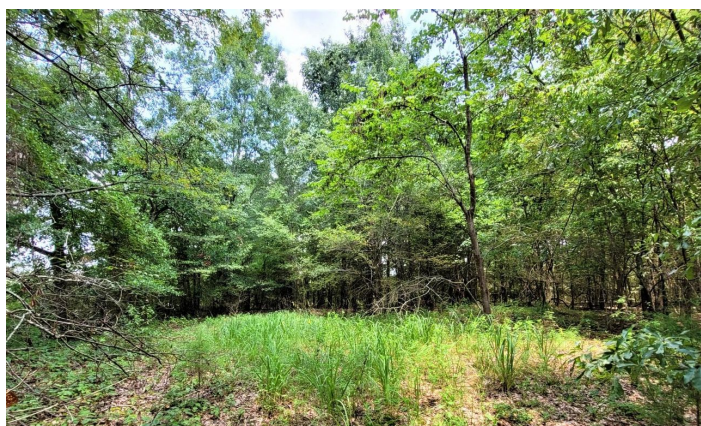
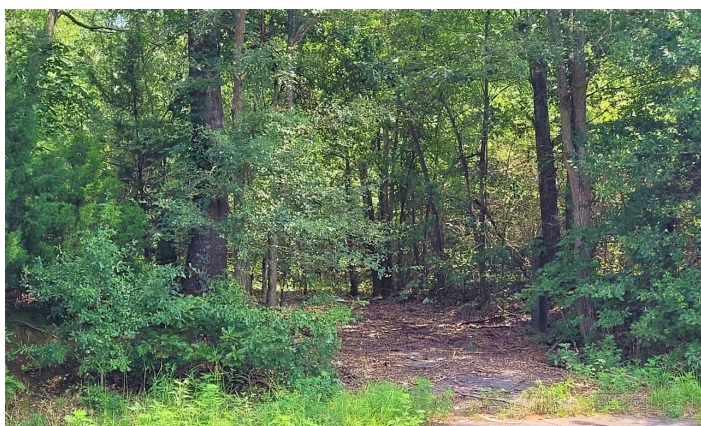
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## Locator Maps



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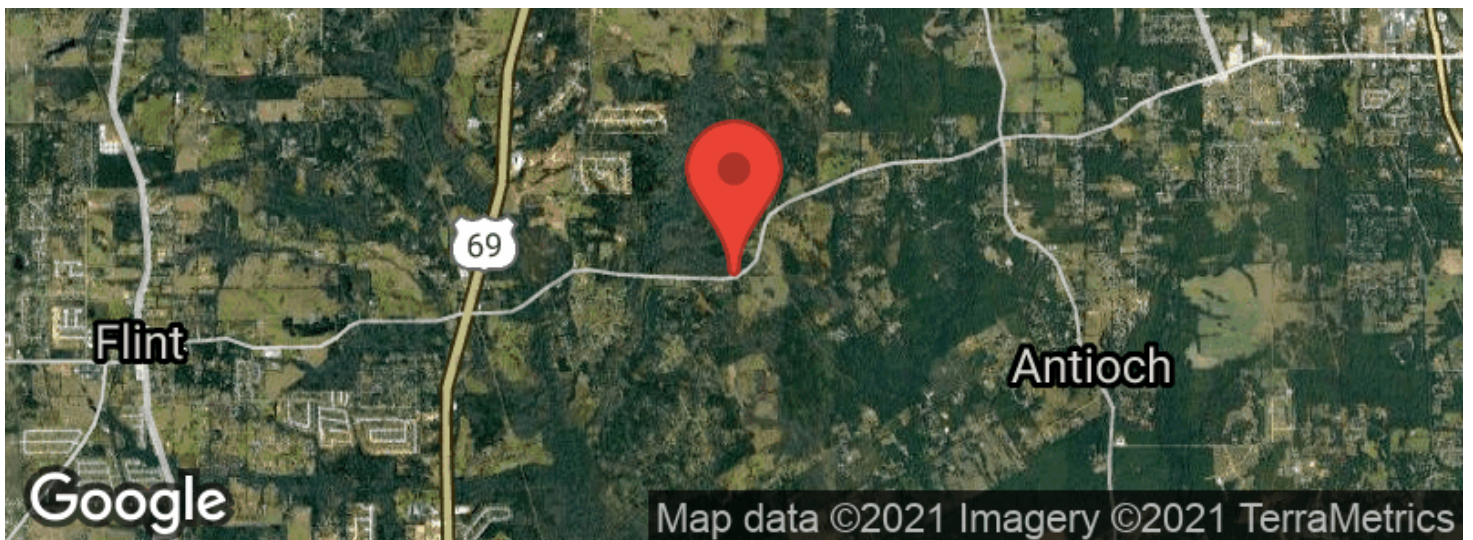
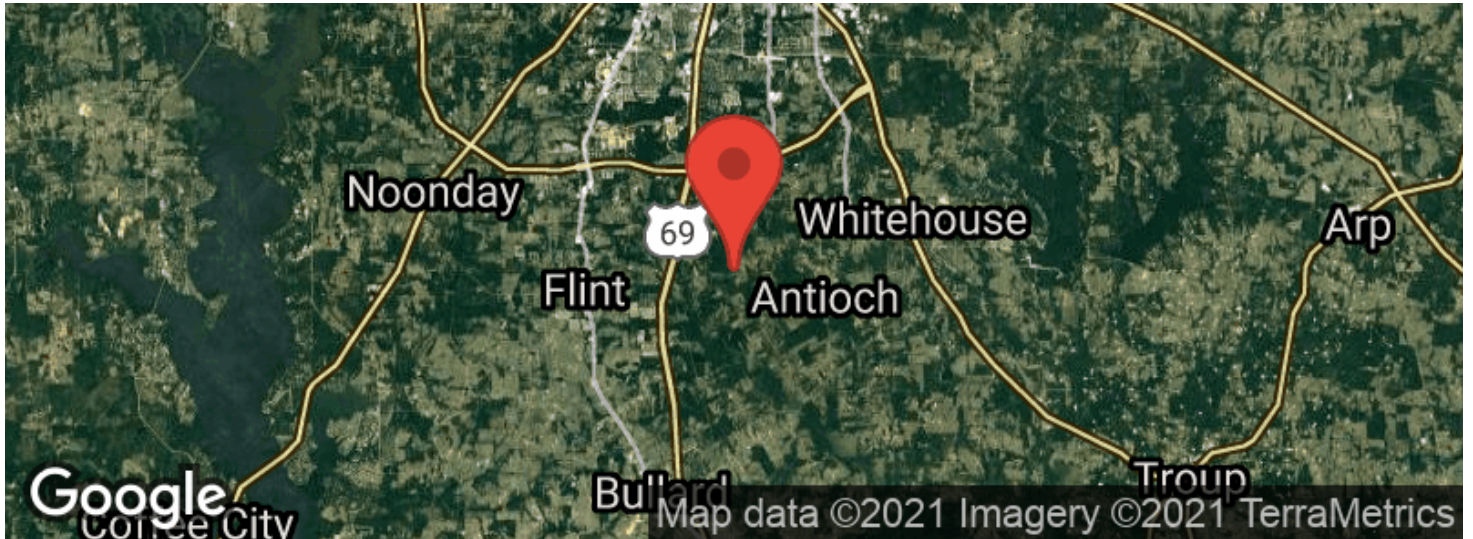
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## Aerial Maps



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## **LISTING REPRESENTATIVE**

**For more information contact:**



### **Representative**

Susan Brock

### **Mobile**

(903) 571-6772

### **Email**

[sbrock@mossyoakproperties.com](mailto:sbrock@mossyoakproperties.com)

### **Address**

518 Tyler Street

### **City / State / Zip**

Jacksonville, TX 75766

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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**  
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MoreofTexas.com

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