

TBD Swindle Road, Southmayd, Texas 76268

MLS#: 21009259 \$ Active

Property Type: Land

TBD Swindle Road Southmayd, TX 76268

SubType: Improved Land

LP: \$551,000

OLP: \$580,000

Recent: 09/19/2025 : DOWN : \$580,000->\$551,000



Subdivision: SOUTHMAYD D S

County: Grayson

Country: United States

Parcel ID: [123618](#)

Lot: Block:

Legal: G-1077 SOUTHMAYD D S A-G1077, ACRES 14.5

Unexmpt Tx: \$9

Spcl Tax Auth: No

Lst \$/Acre: \$38,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 631,620

Acres: 14.500

\$/Lot SqFt: \$0.87

Appraiser:

Subdivided: No

Lot Dimen:

Will Subdv: No

Land Leased: Yes

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: No

Land Leased: Yes

AG Exemption: Yes

Lakes:

Tanks/Ponds: 1

Wells:

Pasture Acres: 14.00

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: S and S Cons ISD

Elementary: S And S

Middle: S And S

High: S And S

Features

Lot Description: Acreage, Agricultural, Interior Lot, Pasture

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural

Proposed Use: Agricultural, Cattle, Development, Pasture, Ranch, Residential

Zoning Info: Unzoned

Development: Unzoned

Street/Utilities: Co-op Electric, Co-op Water, Outside City Limits

Road Front Desc: County Road

Soil: Black

Surface Rights:

Horses: Yes Dock Permitted:

Restrictions: No Known Restriction(s)

Easements: None

Documents: Aerial Photo

Type of Fence: Barbed Wire

Exterior Bldgs:

Miscellaneous:

Prop Finance: Cash, Conventional, FHA, VA Loan

Possession: Closing/Funding

Lake Pump:

Remarks

Property Description: Fantastic 14 ac just off of Hwy 289 (Preston Rd.) and just south of Hwy 56. A great area for investment sitting between Preston and the future DNT. Welcome to a stunning 14-acre tract of land offering the perfect blend of natural beauty and functional open space. This picturesque property features a peaceful pond ideal for fishing, livestock, or simply enjoying the view. A tree-lined creek winds through the property, creating a natural wildlife corridor and adding to the tranquil, secluded atmosphere. The heart of the property is a wide, open pasture, ideal for grazing animals, gardening, or building your dream home or weekend getaway. Whether you're looking for an investment, recreational retreat, a working homestead, or a scenic homesite, this versatile 14-acre parcel offers endless possibilities.

Public Driving Directions: Off of Preston Rd (Hwy 289) Turn west on Wible Rd follow to the T in the road, turn right and the road will curve to your left. Follow to the next T in the road and make the jog to your left. Just after that the property will be on your right (North side of the road)

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 52

DOM: 52

LD: 07/29/2025 XD: 01/29/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land](#) (TXHL01C) 214-908-5468

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson](#) (0450333) 214-908-5468

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Acrisure Title of Texas

LO Fax: Brk Lic: 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468 LA Fax:

LA Othr: LA/LA2 Texting: Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 128 E Main St, Whitesboro 214-710-5082

Showing Information

Call:	Showing Service, Agent	Appt:	(800) 257-1242	Owner Name:	Suzanne Yates
Keybox #:	000	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:					
Show Srvc:	BrokerBay				
Showing:					

Prepared By: Coryann Johnson Texas Homes and Land on 09/19/2025 11:13

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