

# 2869 Ranch Road, Whitesboro, Texas 76273

**MLS#:** 21035185 **\$ Active**  
**Property Type:** Land

**2869 Ranch Road Whitesboro, TX 76273-8306**  
**SubType:** Improved Land

**LP:** \$599,500  
**OLP:** \$625,000

**Recent:** 10/15/2025 : **DOWN :** \$625,000->\$599,500



<b>Subdivision:</b>	Charles Scarborough Surv Abs #	<b>Lst \$/Acre:</b>	\$58,487.80
<b>County:</b>	Grayson	<b>Lake Name:</b>	
<b>Country:</b>	United States		
<b>Parcel ID:</b>	<a href="#">111551</a>	<b>Plan Dvlpmt:</b>	
<b>Parcel ID 2:</b>	439819		
<b>Lot:</b>	<b>Block:</b>	<b>MultiPrcl:</b>	Yes
<b>Legal:</b>	G-1535 SCARBOROUGH C A-G1535, ACRES 10.0, TRA	<b>MUD Dst:</b>	No
<b>Unexempt Tx:</b>	\$687		
<b>Spcl Tax Auth:</b>	No	<b>PID:</b>	No
<b>Land SqFt:</b>	446,490	<b>Acres:</b>	10.250
<b>Appraisr:</b>		<b>\$/Lot SqFt:</b>	\$1.34
<b>Lot Dimen:</b>		<b>Subdivided:</b>	Yes
		<b>Will Subdv:</b>	Subdivided

**HOA:** None

**HOA Co:**

**Adult Community:** No

**HOA Dues:**

**HOA Website:**

**HOA Management Email:**

## General Information

**AG Exemption:** Yes

**# Wells:**

**Bottom Land Ac:**

## School Information

**School Dist:** Whitesboro ISD  
**Elementary:** Whitesboro

**Middle:** Whitesboro

**High:** Whitesboro

## Features

**Lot Description:** Acreage, Interior Lot, Many Trees

**Restrictions:** No Known Restriction(s)

**Lot Size/Acres:** 10 to < 50 Acres

**Easements:** None

**Present Use:** Residential

**Type of Fence:**

**Zoning Info:** Unzoned

**Exterior Bldgs:**

**Development:** Unzoned

**Prop Finance:** Cash, Conventional

**Street/Utilities:** Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits, Propane, Septic

**Possession:** Closing/Funding

**Soil:**

**Showing:** Appointment Only, Showing Service

**Surface Rights:**

**Lake Pump:**

**Waterfront:**

## Remarks

**Property Description:** 10.25 Acres with Improvements, Pond, and Income Potential. Prime opportunity to own 10.25 acres with a great mix of open pasture, water features, and existing improvements—ideal for land investors, developers, or anyone looking for a property with strong potential. The acreage includes a large pond, fenced pastures with water access, and multiple structures already in place. A late-model manufactured home offers immediate rental or resale potential, while additional features add versatility and long-term value. With utilities, improvements, and multiple income streams already in place, this property provides immediate usability with room for future development. An excellent opportunity for investors seeking land with built-in value.

**Public Driving Directions:** use GPS

**Seller Concessions YN:** Yes

## Agent/Office Information

**CDOM:** 58

**DOM:** 58

**LD:** 08/18/2025 **XD:** 12/25/2025

**List Type:** Exclusive Right To Sell

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

**LO Fax:** 0450333

**LO Addr:** 147 N Ohio St Celina, Texas 75009

**LO Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)

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

**LA Cell:** 214-908-5468 **LA Fax:**

**LA Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)

**LA Othr:** **LA/LA2 Texting:** Yes/

**LA Website:** [www.texashomesandland.com](http://www.texashomesandland.com)

**LO Sprvs:** [Coryann Johnson \(0450333\) 214-908-5468](#)

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

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

**Pref Title Co:** Acrisure Title of Texas

## Showing Information

**Call:**

Showing Service

**Appt:**

(800) 257-1242

**Owner Name:** Kenny Perry

**Keybox #:** 0000

**Keybox Type:** Combo

**Seller Type:** Standard/Individual

**Show Instr:**

**Show Allowed:** Yes

**Show Srvc:** BrokerBay

**Occupancy:** Owner

**Showing:** Appointment Only, Showing Service

**Open House:**

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Prepared By: Coryann Johnson Texas Homes and Land on 10/15/2025 12:10

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