

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



Lst \$/Acre: \$58,487.80
Subdivision: Charles Scarborough Surv Abs #
County: Grayson
Country: United States
Parcel ID: [111551](#)
Parcel ID 2: 439819
Lot: **Block:**
Legal: G-1535 SCARBOROUGH C A-G1535, ACRES 10.0, TRA
Unexempt Tx: \$687
Spcl Tax Auth: No
PID: No
Land SqFt: 446,490
Acres: 10.250
\$/Lot SqFt: \$1.34
Appraiser:
Subdivided: Yes
Lot Dimen:
Will Subdv: Subdivided

HOA: None
HOA Dues:
HOA Website:
HOA Management Email:

HOA Co:
HOA Phone:
Adult Community: No

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
Lot Size/Acres: 10 to < 50 Acres
Present Use: Residential
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits, Propane, Septic
Soil:
Surface Rights:
Waterfront:
Horses: Yes
Dock Permitted:
Restrictions: No Known Restriction(s)
Easements: None
Type of Fence:
Exterior Bldgs:
Prop Finance: Cash, Conventional
Possession: Closing/Funding
Showing: Appointment Only, Showing Service
Lake Pump:

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 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 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

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	Open House:			
Showing:	Appointment Only, Showing Service				

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

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