

# TBD W Line Road, Whitesboro, Texas 76273

MLS#: 20629306 **N Active**  
Property Type: Land

TBD W Line Road Whitesboro, TX 76273  
SubType: Unimproved Land

LP: \$1,260,000  
OLP: \$1,260,000

Recent: **06/13/2024 : NEW**



**Lst \$/Acre:** \$42,000.00  
**Subdivision:** James Browning Surv Abs #97  
**County:** Grayson  
**Country:** United States  
**Parcel ID:** [123894](#)  
**Lot:** **Block:**  
**Legal:** G-0097 BROWNING JAMES & HEIRS A-G0097, ACRES  
**Unexmpt Tx:** \$20

**Rd Front:** **Frontg Ft:** **Rd Asmt:** No  
**Land SqFt:** 1,306,800 **Acres:** 30.000 **\$/Lot SqFt:** \$0.96  
**Lot Dimen:** 85 x 1485 **Will Subdv:** No

**HOA:** None  
**HOA Dues:**  
**HOA Website:**

**HOA Co:**  
**HOA Phone:**  
**HOA Management Email:**  
General Information

**Adult Community:** No

**Crop Retire Prog:**  
**Land Leased:**  
**AG Exemption:** Yes

**# Lakes:**  
**# Tanks/Ponds:** 1  
**# Wells:**

**Pasture Acres:** 30.00  
**Cultivated Acres:**  
**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:** Agricultural, Cattle, Pasture  
**Proposed Use**  
**Zoning Info:** no zoning  
**Development:** Unzoned  
**Street/Utilities:** Asphalt, Outside City Limits  
**Topography:** rolling  
**Road Front Desc:** County Road  
**Road Surface:** Asphalt  
**Soil:**  
**Surface Rights:**  
**Waterfront:**

**Restrictions:** None  
**Easements:** None  
**Documents:** Aerial Photo  
**Type of Fence:**  
**Exterior Bldgs:**

**HOA Includes:**  
**Miscellaneous:**  
**Road Frontage:**  
**Prop Finance:** Cash, Conventional  
**Possession:** Closing/Funding  
**Showing:** Appointment Only

### Remarks

**Property Description:** This attractive 30-acre property has a gently rolling terrain, complete with barbed wire fencing encircling the perimeter and mature trees providing ample coverage. It features a pond suitable for livestock and has potential for stocking with fish. Also, a creek that runs through the SW corner that is a great feature. Located just southwest of Whitesboro on a paved road, this land is well worth a visit.

**Public Driving Directions:** From Business 377 just south of Whitesboro turn onto W Line Rd. After hard left the property will be on the right. You can also use the neighbors address for GPS directions. (1597 W Line Rd)

### Agent/Office Information

**SUB:** 0.0 - % **CDOM:** 0 **DOM:** 0 **LD:** 06/13/2024 **XD:** 12/13/2024  
**BAC:** 2 - % **VAR:** No

**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](mailto:coryann@texashomesandland.com)

**LO Fax:** **Brk Lic:** 0450333  
**LO Email:** [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)  
**LA Cell:** 214-908-5468 **LA Fax:**  
**LA Othr:** **LA/LA2 Texting:** Yes/  
**LO Sprvs:** **Coryann Johnson (0450333) 214-908-5468**

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

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

**Pref Title Co:** Red River - Whitesboro

**Location:** 550 Hwy 377, Ste B, Whitesboro  
9035642322

### Showing Information

**Call:** Showing Service                      **Appt:** (800) 257-1242                      **Owner Name:** Trust  
**Keybox #:** N/A                                      **Keybox Type:** Other                      **Seller Type:** Standard/Individual  
**Show Instr:** Please schedule showing appt through Broker Bay  
**Show Srvc:** BrokerBay  
**Showing:** Appointment Only

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Prepared By: Coryann Johnson Texas Homes and Land on 06/13/2024 12:59

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