

TBD Cedar Crest, Collinsville, Texas 76233

MLS#: 20778946 \$ Active

Property Type: Land

TBD Cedar Crest Collinsville, TX 76233-8006

SubType: Unimproved Land

LP: \$550,000

OLP: \$599,000

Recent: 03/23/2026 : DOWN : \$599,000->\$550,000

Lst \$/Acre: \$43,616.18



Subdivision: Rockwood Lc

County: Cooke

Country: United States

Parcel ID: [87236](#)

Lot: Block:

Legal: ROCKWOOD LC 0864 ACRES 13.47

Unexempt Tx: \$22

Spcl Tax Auth:

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 549,292

Acres: 12.610

\$/Lot SqFt: \$1.00

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: Yes

Land Leased: Yes

HOA: None

HOA Dues:

HOA Website:

HOA Management Email:

HOA Co:

HOA Phone:

Adult Community: No

General Information

Crop Retire Prog: No

Land Leased: Yes

AG Exemption: Yes

Lakes:

Tanks/Ponds:

Wells:

Pasture Acres:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Callisburg ISD

Elementary: Callisburg

Middle: Callisburg

High: Callisburg

Features

Lot Description: Acreage, Agricultural, Interior Lot, Lrg. Backyard Grass, Pasture

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural

Zoning Info: residential

Development: Unzoned

Street/Utilities: Co-op Electric, Co-op Water

Soil:

Surface Rights:

Horses: Yes Dock Permitted:

Restrictions: Deed

Easements: Electric

Type of Fence:

Exterior Bldgs:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Lake Pump:

Remarks

Property Description: Discover this stunning 12.6-acre property just northwest of Collinsville! Nestled in a scenic area, this land has been a productive hay field and is partially fenced. This tract is part of a larger parcel and offers numerous possibilities. Whether you're planning to build your dream home, raise livestock, or start a large garden, this property has the space and potential to bring your vision to life. Enjoy the tranquility of country living while still being close to town, offering the perfect balance of peace and convenience. With expansive open land, this property is ideal for agricultural use, livestock, or even creating a custom home with room for growth. This is your chance to own a piece of paradise, whether you're seeking a quiet homesite or a working ranch. Schedule a viewing today and explore the endless opportunities this land has to offer!

Public Driving Directions: West off of FM 902, North on W.Line Rd. approx 2 miles, turn left on Cedar Crest. Property is down on the left.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 483

DOM: 483

LD: 11/25/2024 XD: 07/06/2026

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 Othr:

LO Sprvs:

Coryann Johnson (0450333) 214-908-5468

LA Fax:

LA/LA2 Texting: Yes/

Showing Information

Location: 128 E Main St, Whitesboro 2147105082

Call:
Keybox #: 0000
Show Instr:
Show Allowed: Yes
Show Srvc: BrokerBay
Showing:

Appt: (800) 257-1242
Keybox Type: None

Owner Name: Barbara Lutes
Seller Type: Standard/Individual

Prepared By: Coryann Johnson Texas Homes and Land on 03/23/2026 13:31

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