

19039 Fm 678, Whitesboro, Texas 76273

MLS#: 20337171 Active
Property Type: Land

19039 Fm 678 Whitesboro, TX 76273-4171
SubType: Unimproved Land

LP: \$799,500
OLP: \$925,000

Lst \$/Acre: \$29,328.69



Subdivision: Fcsl
County: Cooke
Country: United States
Parcel ID: [13490](#)
Lot: Block: 105
Legal: FCSL 1248 BLOCK 105 ACRES 23.25
Unexempt Tx: \$90

Lake Name:
Plan Dvlpm:
MultiPrcl: No MUD Dst: No

Land SqFt: 1,187,446 Acres: 27.260 \$/Lot SqFt: \$0.67
Lot Dimen: Will Subdv: No

HOA: None
HOA Website:

HOA Co:
HOA Management Email:
General Information

AG Exemption: No

Wells:
School Information

Bottom Land Ac:

School Dist: Callisburg ISD
Elementary: Callisburg

Middle: Callisburg

High: Callisburg

Features

Lot Description: Acreage, Interior Lot, Irregular Lot, Many Trees	Restrictions: No Known Restriction(s)
Lot Size/Acres: 10 to < 50 Acres	Easements: None
Present Use:	Type of Fence:
Zoning Info: unzoned	Exterior Bldgs:
Development: Unzoned	Miscellaneous:
Street/Utilities: Electricity Connected, Outside City Limits, Septic	Prop Finance: Cash, Conventional
Road Front Desc: FM Road	Possession: Closing/Funding
Soil: Sandy Loam	Showing: Appointment Service
Surface Rights:	Lake Pump:
Waterfront:	
Horses: Yes Dock Permitted:	

Remarks

Property Description: Price Change! Welcome to your dream property at 19039 FM 678 , Whitesboro, TX 76273. Priced at \$799,500, this stunning property offers easy access to FM 678, just north of Callisburg. Prepare to be amazed by the spacious Farm House style shop on the premises. Featuring spray foam insulation, water and septic connections, as well as 3 roll-up doors, this shop is perfect for all your projects. The East side also boasts an overhang, providing ample cover for your RV. The property itself has a delightful mix of open pasture and picturesque trees, creating a serene and enchanting atmosphere. Whether you're looking to embrace the peaceful countryside or make use of the ample space for recreational activities, this property offers it all. Don't wait! Call me!

Public Driving Directions: From Hwy 82 go North on CR 107. West on CR 132. North on CR 109. Stay straight and CR 109 turns into FM 678. Property is on the West side of the road. You May also use GPS for other options.

Agent/Office Information

SUB: 0.0 - % CDOM: 330 DOM: 330 LD: 05/30/2023 XD: 06/07/2024
BAC: 3.0 - % VAR: No

List Type: Exclusive Right To Sell

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

LO Fax: Brk Lic: 0450333

LO Addr: 147 N Ohio St Celina, Texas 75009

LO Email: coryann@texashomesandland.com

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

LA Cell: 214-908-5468 LA Fax:

LA Email: coryann@texashomesandland.com

LA Othr: LA/LA2 Texting: Yes/

LA Website: www.texashomesandland.com

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

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

Pref Title Co: Chicago Title- Amy Stapp

Location: 1212 Preston Rd, Ste 220 214-710-5082

Showing Information

Call: Appt: (800) 257-1242
Keybox #: 000 Keybox Type: Other
Show Instr: Please schedule all showing appointments through Broker Bay.

Owner Name: Shay & Cassandra Evans
Seller Type: Standard/Individual

Show Srvc: BrokerBay
Showing: Appointment Service

Prepared By: Coryann Johnson Texas Homes and Land on 04/24/2024 14:39

Information Deemed Reliable, but not Guaranteed. Copyright: 2024 NTREIS.