

TBD CR 113, Whitesboro, Texas 76273

MLS#: 20645652 \$ Active
Property Type: Land

TBD CR 113 Whitesboro, TX 76273
SubType: Unimproved Land

LP: \$363,400
OLP: \$298,500

Recent: 06/27/2024 : UP : \$298,500->\$363,400

Lst \$/Acre: \$23,000.00



Subdivision: FCSL
County: Cooke
Country: United States
Parcel ID: [130028](#)
Lot: Block:
Spcl Tax Auth: No

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

Land SqFt: 688,248 Acres: 15.800 \$/Lot SqFt: \$0.53
Lot Dimen: Will Subdv: No

HOA: None
HOA Website:

HOA Co:
HOA Management Email:
General Information

AG Exemption: Yes

Wells:
School Information

Bottom Land Ac:

School Dist: Callisburg ISD
Elementary: Callisburg

Middle: Callisburg High: Callisburg
Features

Lot Description: Acreage, Flag Lot
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural, Grazing
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Co-op Water, Electricity Available
Topography: Level
Crops/Grasses:
Soil: Sandy Loam
Surface Rights:
Waterfront:
Horses: Dock Permitted:

Restrictions: No Restrictions
Easements: Access
Type of Fence: Barbed Wire
Exterior Bldgs:
HOA Includes:
Special Notes: Aerial Photo
Prop Finance:
Possession: Closing/Funding
Showing: Special
Lake Pump: No

Remarks

Property Description: This is an excellent property located just north of Callisburg, offering seclusion and numerous mature trees.
Public Driving Directions: West on CR 113 off of FM 678 north of Callisburg

Agent/Office Information

SUB: 0.0 - % CDOM: 2 DOM: 2 LD: 06/26/2024 XD: 10/26/2024

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>

Showing Information

Call: Showing Service

Appt: (800) 257-1242

Owner Name: Marilyn Coady & Carolyn Stroup

Keybox #: N/A

Keybox Type: None

Seller Type: Standard/Individual

Show Instr: Will need to walk this property. Trees and brush are all throughout the property.

Show Srvc: BrokerBay

Showing: Special

