

# TBD W Line Road, Whitesboro, Texas 76273

**MLS#:** 20629306 **\$ Active**  
**Property Type:** Land

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

**LP:** \$1,185,000  
**OLP:** \$1,260,000

**Recent:** 11/18/2025 : **DOWN :** \$1,260,000->\$1,185,000



**Lst \$/Acre:** \$39,500.00  
**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  
**Unexempt Tx:** \$20  
**Spcl Tax Auth:**  
**Lake Name:**  
**Plan Dvlpmt:**  
**MultiPrcl:** No **MUD Dst:** No  
**PID:** No

<b>Rd Front:</b>	<b>Frontg Ft:</b>	<b>Rd Asmt:</b>	<b>No</b>
<b>Land SqFt:</b> 1,306,800	<b>Acres:</b> 30.000	<b>\$/Lot SqFt:</b>	\$0.91
<b>Lot Dimen:</b> 85 x 1485		<b>Will Subdv:</b>	No

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

**HOA Co:**  
**HOA Phone:**

**Adult Community:** No

## General Information

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

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

**Pasture Acres:** 30.00  
**Cultivated Acres:**  
**Bottom Land Ac:**

**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:** Experience the tranquility of this 30-acre property, which features gently rolling terrain and is shaded by mature trees that provide ample coverage and seclusion. The pond is perfect for livestock and has potential for fish stocking. Additionally, a creek runs through the southwest corner of the property, enhancing its natural appeal and attracting plenty of wildlife, making it ideal for various outdoor hobbies. Conveniently located just southwest of Whitesboro along a paved road, it is only a few short miles away from the amenities of town.

**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)

**Seller Concessions YN:**

## Agent/Office Information

**CDOM:** 523

**DOM:** 523

**LD:** 06/13/2024 **XD:** 11/21/2025

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

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

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

**Pref Title Co:** Acrisure Title of Texas

**LO Fax:** 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](#)

**Location:** 128 E Main St, Whitesboro 430-279-1053

## Showing Information

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**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 Allowed:** Yes  
**Show Srvc:** BrokerBay  
**Showing:** Appointment Only

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Prepared By: Coryann Johnson Texas Homes and Land on 11/18/2025 10:22

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