

184ac Winn Rd Road, Collinsville, Texas 76233

MLS#: 20440183 Active
Property Type: Land

184ac Winn Rd Road Collinsville, TX 76233
SubType: Unimproved Land

LP: \$5,547,000
OLP: \$6,933,750



Lst \$/Acre: \$30,000.00
Subdivision: none
County: Grayson
Country: United States
Parcel ID: [127845](#)
Lot: **Block:**
Legal: G-1101 SLACK H A-G1101, ACRES 184.9
Unexempt Tx: \$260
Lake Name:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No

# Lots: 1	Lots Sold Sep:	Lots Sld Pkg:
Land SqFt: 8,054,244	Acres: 184.900	\$/Lot SqFt: \$0.69
Appraiser:		Subdivided: Yes
Lot Dimen:		Will Subdv: Subdivided

HOA: None
HOA Website:

HOA Co:
HOA Management Email:
General Information

Crop Retire Prog: No
AG Exemption: Yes

Lakes:
Wells:

Pasture Acres:
Bottom Land Ac:

School Information

School Dist: Collinsville ISD
Elementary: Collinsville
Intermediate: Collinsville

Middle:

High: Collinsville

Features

Lot Description: Acreage, Agricultural, Corner Lot, Few Trees, Interior Lot, Many Trees, Pasture	Restrictions: No Known Restriction(s)
Lot Size/Acres: Over 100 Acres	Easements: None
Present Use: Agricultural, Crops	Documents: Aerial Photo
Proposed Use:	Type of Fence:
Zoning Info: No zoning in place	Exterior Bldgs:
Development: Unzoned	Miscellaneous:
Street/Utilities: Co-op Electric, Co-op Water	Road Frontage:
Road Front Desc: County Road	Prop Finance:
Road Surface: Gravel	Possession: Closing/Funding
Soil: Black	Showing: Go Show-No Appt. Needed
Surface Rights:	Lake Pump:
Waterfront:	
Horses: Yes Dock Permitted:	

Remarks

Property Description: Introducing a truly exceptional property: 184.9 ac Winn Rd & Martinek Rd. It's the perfect opportunity for those looking to invest in a diverse range of possibilities, including farm, ranch, residential, commercial, or simply land investment. Situated just half a mile west of where the future DNT is proposed to intersect Martinek Rd., this property offers immense potential for growth and development. Imagine the possibilities – whether it's building your dream home, starting a ranching venture, or capitalizing on the thriving commercial market, this property can cater to your vision. With utilities such as electric and water readily available, this property is ready for you to turn your dreams into reality. Don't miss out on the opportunity to own this incredible property in Collinsville, Texas.

Public Driving Directions: From FM 902 go East on Cobler Rd. Go Left at the T. Go Right at the next T. Cobler Rd dead ends at Winn Rd. Turn left & property is immediately on the Right and continues past Martinek Rd.

Agent/Office Information

SUB: 0.0 - % **CDOM:** 210 **DOM:** 210 **LD:** 09/27/2023 **XD:** 07/22/2024
BAC: 2.5 - % **VAR:** Yes

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: Chapin Title, Pilot Point

LO Fax: **Brk Lic:** 0450333
LO Email: 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: 500 Hwy 377, Pilot Point 940-686-4445

Showing Information

Call:
Keybox #: N/A
Show Instr: Go & Show
Show Srvc: None
Showing: Go Show-No Appt. Needed

Appt:
Keybox Type: None

Owner Name: James E Pearce
Seller Type: Standard/Individual

Prepared By: Coryann Johnson Texas Homes and Land on 04/24/2024 14:18

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