

TBD Dugan Chapel Road, Bells, Texas 75414

MLS#: 20703269 **N Active**

Property Type: Land

[TBD Dugan Chapel Road Bells, TX 75414](#)

SubType: Unimproved Land

LP: \$689,000

OLP: \$689,000

Recent: **08/14/2024 : NEW**

Lst \$/Acre: \$26,500.00



Subdivision: None

County: Grayson

Country: United States

Parcel ID: [438593](#)

Lot: Block:

Legal: G-0327 DUGAN DANIEL A-G0327, ACRES 99.725

Unexempt Tx: \$56

Spcl Tax Auth: No

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID: No

Land SqFt: 1,132,560 Acres: 26.000

Lot Dimen:

\$/Lot SqFt: \$0.61

Will Subdv: Subdivided

Land Leased: No

HOA: None

HOA Website:

HOA Co:

HOA Management Email:

General Information

Land Leased: No

AG Exemption: Yes

Tanks/Ponds:

Wells:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Bells ISD

Elementary: Bells

Primary:

Middle:

Jr High: Pritchard

High: Bells

Sr High:

Features

Lot Description: Acreage, Few Trees, Interior Lot, Irregular Lot, Lrg. Backyard Grass, Tank/ Pond

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural, Grazing, Residential

Proposed Use

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: All Weather Road, Asphalt

Road Front Desc: County Road

Road Surface: Asphalt

Crops/Grasses:

Soil: Black

Surface Rights:

Restrictions: Deed

Easements: None

Documents: Aerial Photo

Type of Fence: Barbed Wire

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Special Notes: Aerial Photo, Deed Restrictions

Prop Finance:

Possession: Closing/Funding

Remarks

Property Description: An exceptional 26-acre property is available just outside of Sherman, within the Bells ISD, surrounded by an area of beautiful homes. This attractive land provides numerous ideal building sites, complete with mature trees and an excellent pond suitable for livestock and fishing. The property is partially fenced and has a private gate located on Dugan Chapel Rd.

Public Driving Directions: Use the address 2727 Dugan Chapel Rd in GPS for the best directions.

Private Rmks: New Survey is needed

Agent/Office Information

CDOM: 1

DOM: 1

LD: 08/14/2024 XD: 02/14/2025

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

LA Website: www.texashomesandland.com

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

Pref Title Co: Red River - Sherman

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: Sherman 9038684446

Showing Information

Call: Showing Service

Keybox #: 000

Show Instr: Please schedule showing appointment through Broker Bay

Appt: (800) 257-1242

Keybox Type: None

Owner Name: Trainor

Seller Type: Standard/Individual

Show Srvc: BrokerBay
Showing:

Prepared By: Coryann Johnson Texas Homes and Land on 08/15/2024 09:34

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