

TBD Winn, Collinsville, Texas 76233

MLS#: 21103005 **N** Active
Property Type: Land

TBD Winn Collinsville, TX 76233
SubType: Unimproved Land

LP: \$600,000
OLP: \$600,000

Recent: 11/03/2025 : NEW



Subdivision: SLACK H
County: Grayson
Country: United States
Parcel ID: [127845](#)
Lot: **Block:**
Legal: G-1101 SLACK H A-G1101, ACRES 173.6840
Unexempt Tx: \$240
Spcl Tax Auth: No
Lst \$/Acre: \$30,000.00
Lake Name:
Plan Dvlpmt:
MultiPrcl: No **MUD Dst:** No
PID: No
Land SqFt: 871,200 **Acres:** 20.000 **\$/Lot SqFt:** \$0.69
Appraisr:
Lot Dimen:
Subdivided: Yes
Will Subdv: No
Land Leased: Yes

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog: No
Land Leased: Yes
AG Exemption: Yes

Lakes:

Pasture Acres:

Tanks/Ponds:

Cultivated Acres: 5.00

Wells:

Bottom Land Ac:

School Information

School Dist: Collinsville ISD
Elementary: Collinsville
Intermediate: Collinsville

Middle:

High: Collinsville

Features

Lot Description: Acreage, Agricultural, Interior Lot, Pasture
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural
Proposed Use Agricultural, Development, Pasture, Residential, Single Family
Zoning Info: Unzoned
Development: Unzoned
Street/Utilities: Electricity Available, Outside City Limits
Soil:
Surface Rights:
Waterfront:
Horses: Yes **Dock Permitted:**

Restrictions: No Known Restriction(s)
Easements: None
Documents: Aerial Photo
Type of Fence:
Exterior Bldgs:
Prop Finance: Cash, Conventional
Possession: Closing/Funding
Showing: Go Show-No Appt. Needed, No Lock Box
Lake Pump:

Remarks

Property Description: Discover wide-open space and natural privacy with this beautiful 20-acre tract located just minutes from downtown Collinsville and easy access back to Preston Rd. This land lays close to the proposed future tollway. The property offers the best of both worlds—approximately half in level, open farm ground ideal for building sites, grazing, or cultivation, and the remainder transitioning into mature trees that create a private wooded retreat. A shallow seasonal creek meanders through the back portion, enhancing the wildlife habitat and providing a scenic backdrop for trails or outdoor enjoyment. With plenty of room for your dream home, barns, livestock, and recreational activities, this property delivers the peaceful rural lifestyle so many are seeking—yet still close to schools, shopping, and Lake Ray Roberts. No HOA and light restrictions give you flexibility to build and use the land your way. Whether you're looking to establish a homestead, weekend getaway, or a solid land investment in a rapidly growing area of North Texas, this Collinsville acreage is ready to make your vision a reality.

Public Driving Directions: Property is located on Winn Rd. just south of Martinek Rd.

Seller Concessions YN: Yes

Agent/Office Information

CDOM: 1

DOM: 1

LD: 11/03/2025 **XD:** 05/03/2026

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](#)

LO Fax: 0450333
LO Email: [coryann@texashomesandland.com](#)
LA Cell: 214-908-5468 **LA Fax:**
LA Othr:
LA/LA2 Texting: Yes/

LA Website: www.texashomesandland.com

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

Pref Title Co: Acrisure Title of Texas

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

Location: 128 E Main Street, Whitesboro 214-710-5082

Showing Information

Call: Showing Service, Agent
Keybox #: 0000

Appt: (800) 257-1242
Keybox Type: None

Owner Name: Bud Pearce
Seller Type: Standard/Individual

Show Instr:

Show Allowed: Yes

Show Srvc: BrokerBay

Showing: Go Show-No Appt. Needed, No Lock Box

Prepared By: Coryann Johnson Texas Homes and Land on 11/04/2025 09:08

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