

# 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 Dvlpm:  
MultiPrcl: No MUD Dst: No  
PID:No

Land SqFt: 871,200 Acres: 20.000 \$/Lot SqFt: \$0.69  
Appraiser: Subdivided: Yes  
Lot Dimen: 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:  
# Tanks/Ponds:  
# Wells:  
Pasture Acres:  
Cultivated Acres: 5.00  
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](mailto:coryann@texashomesandland.com)

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

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

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

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

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

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

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**Showing Information**

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<b>Call:</b>	Showing Service, Agent	<b>Appt:</b>	(800) 257-1242	<b>Owner Name:</b>	Bud Pearce
<b>Keybox #:</b>	0000	<b>Keybox Type:</b>	None	<b>Seller Type:</b>	Standard/Individual
<b>Show Instr:</b>					
<b>Show Allowed:</b>	Yes				
<b>Show Srvc:</b>	BrokerBay				
<b>Showing:</b>	Go Show-No Appt. Needed, No Lock Box				

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

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