

# Ranch - Denison, TX



## Tbd 186 Fm 1753, Denison, TX, 75020

Offered at \$2,521,624

HARD TO FIND !!!! ONE OF THE FEW LARGE ACRE TRACTS AVAILABLE IN GRAYSON COUNTY, 186 PLUS ACRES, FENCED FOR CATTLE, 2 PONDS, ROLLING LAND, MINUTES FROM DENISON OR SHERMAN, STAR WATER AND GCEC AVAILABLE OFF SITE. BELLS SCHOOL DISTRICT, WILL DIVIDE ALONG ROAD. PLEASE SEE DRAWINGS IN PICTURES FOR DIVISION SUGGESTIONS. NO MOBILE OR MANUFACTURED HOMES IF DIVIDED. CATTLE LEASE IN PLACE. BUYER RESP FOR NEW SURVEY, ANY AND ALL NEW FENCE AND ANY ROLL BACK TAXES CREATED. AG EX AT \$1 PER ACRE TAXES. DIVISION IS SUGGESTED AT 18 ACRES, 21 ACRES, ON EITHER SIDE, AND EITHER 147 ACRES, 2 AT 74 ACRES OR 3 AT 48 ACRES. PRICE INCREASE AT DIVISION. BUYER TO VERIFY ALL ACREAGE CORRECITON TO 186.767 ACRES OFFERED AT \$13,500 PER ACRE

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
186.79 acre (lot size)
Built: Unknown year



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