

Cross Property Customer Full View

MLS#: **14016285** **N** **Active** **12820 Fm 455 E** **Pilot Point** **76258-2941** LP: **\$699,000**



Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$699,000
Area:	31/1			\$ / Acre:	\$17,833.00
Subdv:	N Mcmillan	Lake Name:			
County:	Denton	Plan Dvlpmnt:			
Parcel ID:	R40778	Legal:	A1526A N. MCMILLAN, TR 2, 8.733 ACRES		
Lot:	Block:	MUD Dst:	No		
Multi Prcl:	Yes			Unexempt Taxes:	\$90

# of Lots:	Lots Sold Sep:	Lots Sld Pkg:
Road Frontage:	Feet to Road:	Road Asmt:

Land SqFt:	1,707,421 /	Lot Dimen:	\$/Lot SqFt:	\$.41
Acres:	39.197	HOA Dues:	Subdivided:	
HOA:	None		Will Subdiv:	No

Crop Retire Prog:	# Lakes:	Pasture Acres:
Land Leased:	# Ponds:	Cultivated Acres:
AG Exemption: Yes	# Stock Tanks:	Bottom Land Acres:
	# Wells:	Irrigated Acres:
	# Wtr Meters:	

School Dist:	Pilot Point ISD	Middle School:	Pilot Point	High School:	Pilot Point
Elementary School:	Pilot Point	Intermediate School:	Pilot Point	Junior High School:	

Lot Description:	Acreage, Interior Lot, Some Trees, Tank/ Pond	Restrictions:	No Known Restriction(s)
Lot Size/Acreage:	10 Acres to 49.99 Acres	Easements:	None
Present Use:		Documents:	None
Zoning Info:	Agricultural	Exterior Buildings:	
Development:	Unzoned	Barn Information:	
Street/Utilities:	Septic, Well	Common Features:	
Other Utilities:	Electric Avail. On Site, Phone Avail. On Site	HOA Includes:	
Road Frontage Desc:	FM Road	Special Notes:	Flood Plain
Soil:		Possession:	30-60 Days

Property Description: **39 acres on the banks of Pecan Creek with FM 455 frontage. Ideally located less than 2 miles east of HWY 377 and 1 mile from the intersection of 455 & 1385.**

Public Driving Directions: **From Pilot Point go west on FM 455. Property will be on the right in 1.7 miles.**

List Office Name: **IRICK REAL ESTATE** List Agent Name: **CHANCE KIRBY**

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