

## Cross Property Customer Full View

MLS#: **14020668**   **N**   **Active**   **TBD N Saint James RD**   **Pilot Point**   **76258**   LP:   **\$369,900**



Category:	<b>Lots &amp; Acreage</b>	Type:	<b>LND-Farm/Ranch</b>	Orig LP:	<b>\$369,900</b>
Area:	<b>43/5</b>			\$ / Acre:	<b>\$15,036.59</b>
Subdv:	<b>Oneal W</b>	Lake Name:			
County:	<b>Cooke</b>	Plan Dvlpmnt:			
Parcel ID:	<b>16025</b>	Legal:	<b>ONEAL W 0808 ACRES 9.42</b>	Unexempt Taxes:	<b>\$33</b>
Lot:	Block:	MUD Dst:	<b>No</b>		
Multi Prcl:	<b>Yes</b>				

# of Lots:	Lots Sold Sep:	Lots Sld Pkg:
Road Frontage:	Feet to Road:	Road Asmt:
Land SqFt:	<b>1,071,576 /</b>	\$/Lot SqFt: <b>\$35</b>
Acres:	<b>24.600</b>	Subdivided:
HOA:	<b>None</b>	Will Subdiv: <b>No</b>

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

School Dist:	<b>Pilot Point ISD</b>	Middle School:	<b>Pilot Point</b>	High School:	<b>Pilot Point</b>
Elementary School:	<b>Pilot Point</b>	Intermediate School:	<b>Pilot Point</b>	Junior High School:	

Lot Description:	<b>Acreage, Interior Lot, Irregular, Pasture, Some Trees, Tank/ Pond</b>	Restrictions:	<b>No Known Restriction(s)</b>
Lot Size/Acreage:	<b>10 Acres to 49.99 Acres</b>	Easements:	<b>None</b>
Present Use:	<b>Agriculture, Cattle, Equine, Grazing</b>	Documents:	
Zoning Info:	<b>Agricultural</b>	Exterior Buildings:	
Development:	<b>Unzoned</b>	Barn Information:	
Street/Utilities:	<b>Gravel/Rock, No City Services</b>	Common Features:	
Other Utilities:	<b>Electric Avail. Off Site, No Sewer, No Water, Phone Avail. Off Site</b>	HOA Includes:	
Road Frontage Desc:		Special Notes:	<b>Verify Rollback Tax, Verify Tax Exemptions</b>
Soil:		Possession:	<b>Negotiable</b>

Property Description: **Isolated acreage minutes from Lake Ray Roberts.**  
 Public Driving: **From US 377 go west on Washington. Then north on St James 1.4 miles.**  
 Directions:

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

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