

**Cross Property Customer Full View**

MLS#: **14548433**      **Active Option Contract**      **000 E Peel ST**      **Pilot Point**      **76258**      LP:      **\$899,000**



Category:	<b>Lots &amp; Acreage</b>	Type:	<b>LND-Residential</b>	Orig LP:	<b>\$899,000</b>
Area:	<b>31/1</b>			\$ / Acre:	<b>\$78,790.53</b>
Subdv:	<b>J Jeffries</b>	Lake Name:			
County:	<b>Denton</b>	Plan Dvlpmnt:			
Parcel ID:	<b>R40698</b>	Legal:	<b>A0661A J. JEFFRIES, TR 52, 10.41 ACRES, OLD</b>	Unexempt Taxes:	<b>\$12</b>
Lot:	Block:	MUD Dst:	<b>No</b>		
Multi Prcl:	<b>Yes</b>				
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:	<b>817</b>	Feet to Road:		Road Asmt:	
Land SqFt:	<b>497,020 /</b>			\$/Lot SqFt:	<b>\$1.81</b>
Lot Dimen:		Acres:	<b>11.410</b>	Subdivided:	<b>No</b>
HOA:	<b>None</b>	HOA Dues:		Will Subdiv:	<b>No</b>
				Senior Community Y/N:	
Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:		# Ponds:		Cultivated Acres:	
AG Exemption:	<b>No</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</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</b>	Documents:	
Zoning Info:	<b>Residential</b>	Exterior Buildings:	
Development:	<b>City Limits</b>	Barn Information:	
Street/Utilities:	<b>Asphalt</b>	Common Features:	
Other Utilities:	<b>Electric Avail. Off Site, Gas Avail. Off Site, No Water Meter, Phone Avail. Off Site, Sewer Avail. Off Site</b>	HOA Includes:	
Road Frontage Desc:	<b>City</b>	Special Notes:	
Crops/Grasses:		Proposed Financing:	<b>Cash, Conventional</b>
Soil:		Possession:	<b>Negotiable</b>

Property Description: **Possibilities are endless with this property. Ideally located in town within walking distance of high school and intermediate schools.**  
 Public Driving: **GPS**  
 Directions:

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