

**North Tract - Lawson Farms Cooke
County Land For Sale**
00 CR 374
Era, TX 76238

\$399,000
42.500 +/- acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

North Tract - Lawson Farms Cooke County Land For Sale Era, TX / Cooke County

SUMMARY

Address

00 CR 374

City, State Zip

Era, TX 76238

County

Cooke County

Type

Ranches, Residential Property

Latitude / Longitude

33.4692 / -97.2630

Acreage

42.500

Price

\$399,000

Property Website

<https://moreoftexas.com/detail/north-tract-lawson-farms-cooke-county-land-for-sale-cooke-texas/11898/>



**MOSSY OAK PROPERTIES
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PROPERTY DESCRIPTION

LOCATION: Cooke County, TX about 2 miles southeast of Era.

WATER: Wet weather creek. One pond

UTILITIES: Coserv Electric. 350 water well.

WILDLIFE: Dove. Small game. waterfowl.

MINERAL RIGHTS: 50% of minerals are believed to be owned by the seller, as well as all of the executive rights. These may be conveyed with acceptable offer. There is no production on the property.

VEGETATION: Both improved Coastal Bermuda as well as native.

TERRAIN: 870 to 850' elevation.

SOILS: Clay Loam soils are prevalent on the property.

TAXES: 2020 property taxes were \$2.48 per acre. Since this property has recently been divided off of the parent tract, the exact future taxes are unknown. It is in 1-d-1 agricultural exemption.

IMPROVEMENTS: Barn, shed, cattle pens, cross fenced, water well and water trough, electric

CURRENT USE: Cattle and hay.

POTENTIAL USE: Excellent mixed use property that would make a great place to build your own Home and raise your family in the country. Excellent grass and water, as well as Excellent fencing, means this property is ready for livestock!

NEIGHBORS: Similar sized properties to the south, otherwise surrounded by large farms.

FENCING: Fencing is good to excellent. A new south fence will be required where this tract is being split off from the larger parent tract.

EASEMENTS: Two electrical transmission lines (Oncor and Brazos Electric)



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LEASES: None

DEED RESTRICTIONS: No mobile homes or modular homes allowed.

SHOWINGS: Please contact listing agent to schedule a showing. Do not enter the property without an appointment. Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

Office

(940) 600-1313

Email

jgroce@mossyoakproperties.com

Address

2112 E. Hwy 82

City / State / Zip

Gainesville, TX, 76240

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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