

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

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



**MOSSY OAK PROPERTIES
OF TEXAS**

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/>



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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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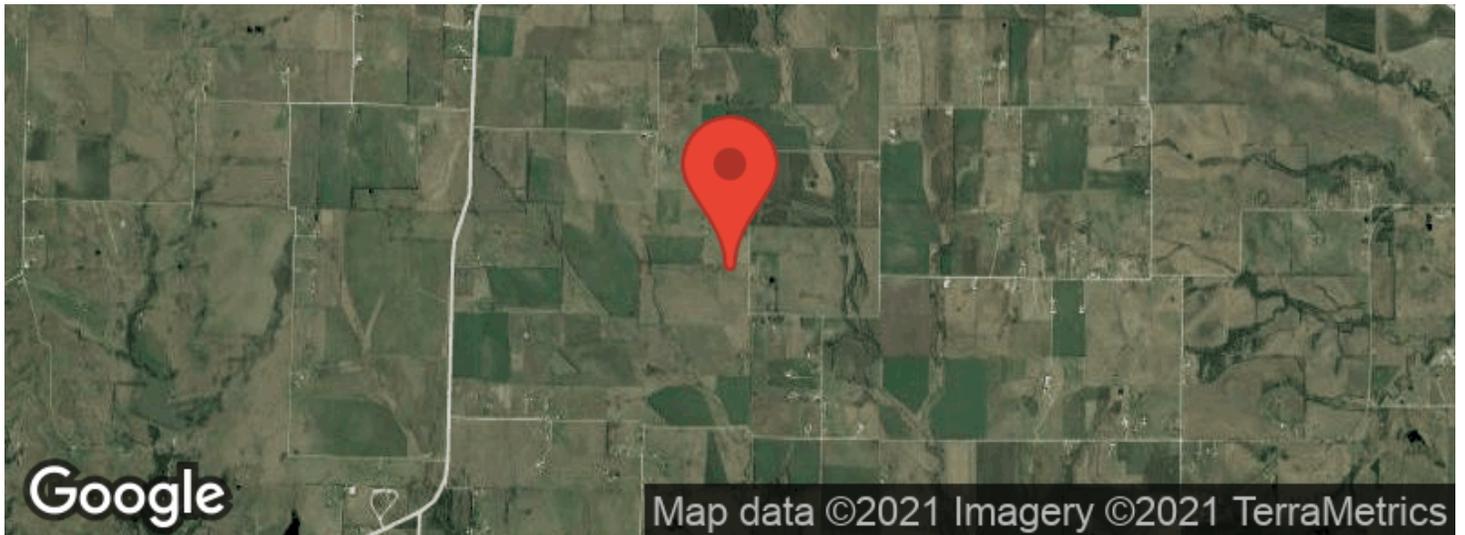
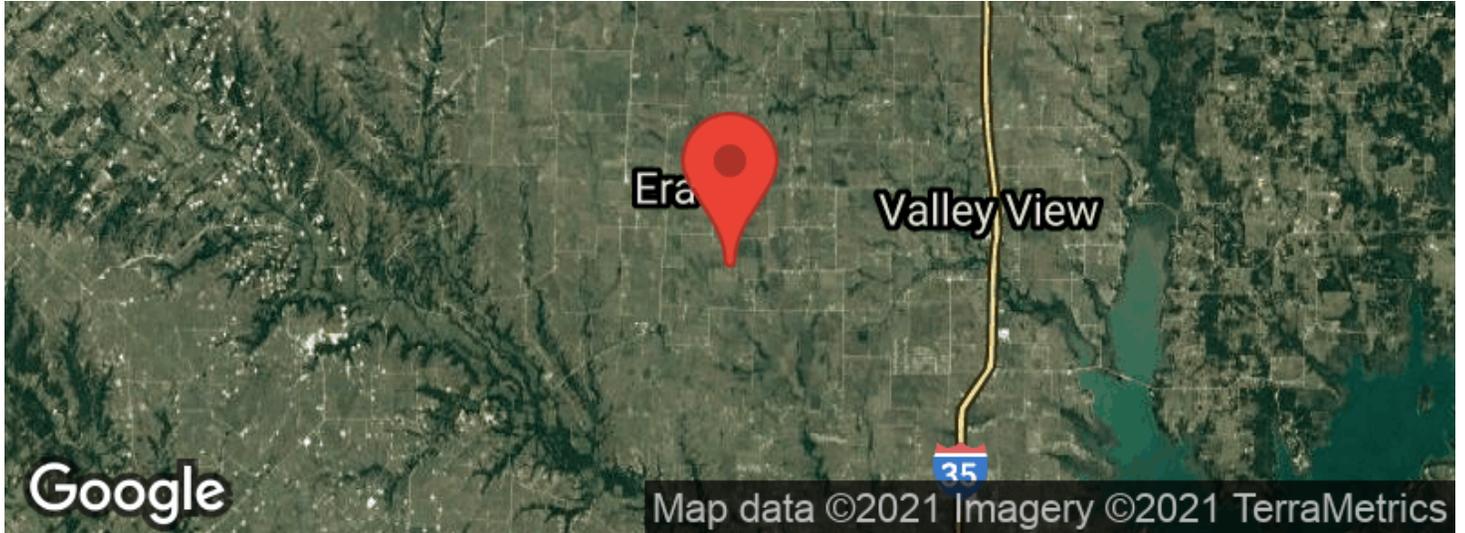
MORE INFO ONLINE:

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Locator Maps



Aerial Maps



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Era, TX / Cooke County**

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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DISCLAIMERS

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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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