10 Acres Near Lake Fork- Tract #1

Emory, TX

$87,295

10.270 +/- acres

Rains County







MOSSY OAK PROPERTIES OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

10 Acres Near Lake Fork- Tract #1
Emory, TX / Rains County

SUMMARY

City, State Zip
Emory, TX

County
Rains County

Type
Farms, Recreational Land

Latitude / Longitude
32.8974 / -95.7288

Acreage
10.270

Price
$87,295

Property Website
https://moreoftexas.com/detail/10-acres-near-lake-fork-tract-1-rains-texas/8319/







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Emory, TX / Rains County

PROPERTY DESCRIPTION

Tract 1 is the 10 acre portion of 20 acres that is located 3.8 miles NE from downtown Emory, TX and 9.2 miles from the nearest public boat ramp on Lake Fork. Ample road frontage with utilities and city water present, the tract would be a perfect fit for someone to build their dream house on acreage or to create a small development with easy access to one of the most prestigious freshwater fishing lakes in the state of Texas. Other wildlife in Rains county include: whitetail deer, hog, and other small game. This one won't last long!

Additional acreage available

Contact Cade Baxter at 214.236.4205 to schedule a private showing

When buying farm & ranch land or investment property the 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 investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEX, LLC.

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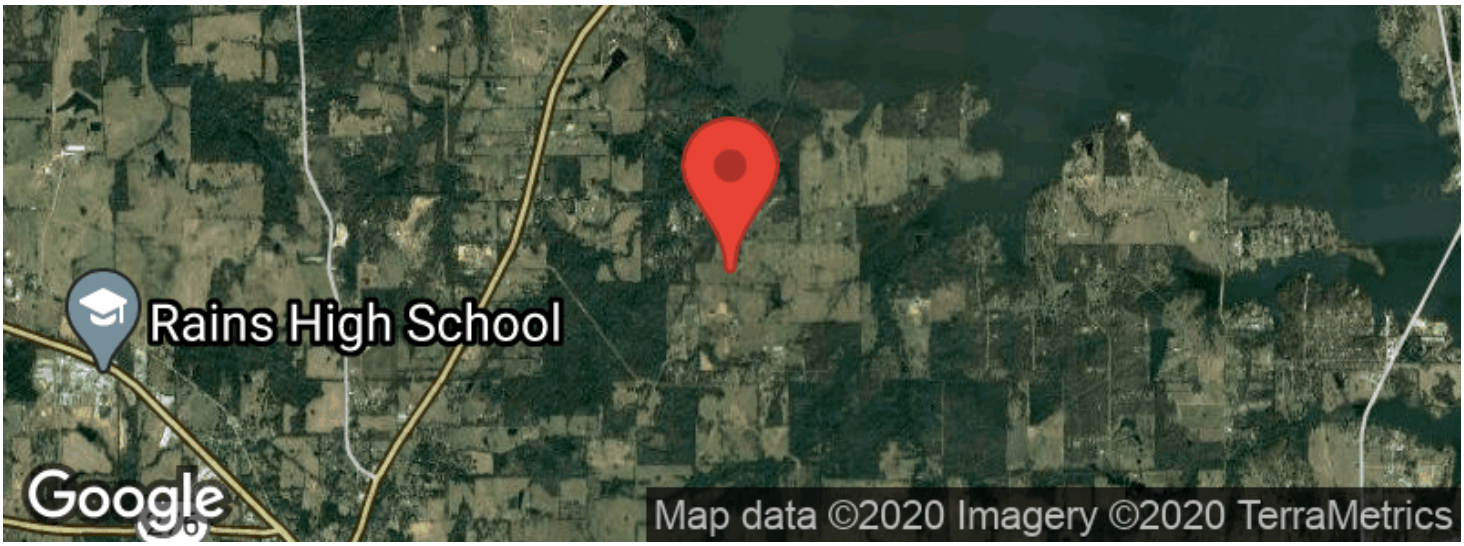
Locator Maps





Aerial Maps


Point
Yantis
East Tawakoni
Emory
Lake Fork
Google
Map data ©2020 Imagery ©2020 TerraMetrics


Rains High School
Google
Map data ©2020 Imagery ©2020 TerraMetrics

LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
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NOTES

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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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