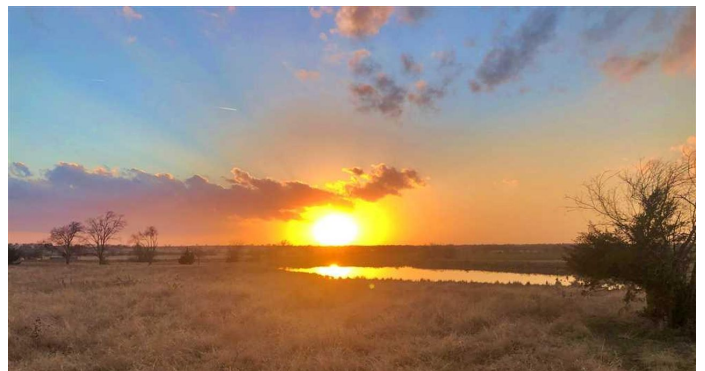
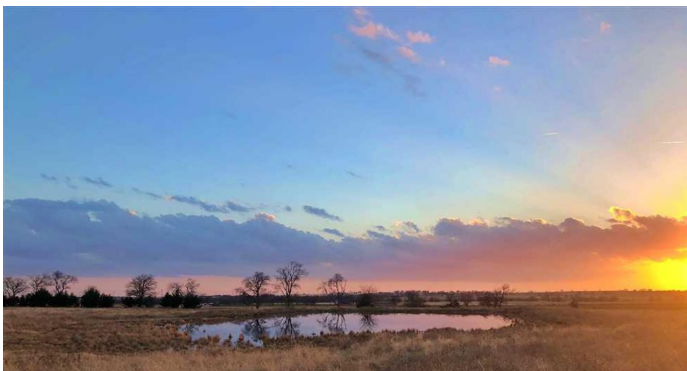


**84 +/- ACRE RANCH FOR SALE NEAR ERA,
TX IN COOKE COUNTY**
00 FM 922
Era, TX 76238

\$962,550
83.700 +/- acres
Cooke County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

84 +/- ACRE RANCH FOR SALE NEAR ERA, TX IN COOKE COUNTY

Era, TX / Cooke County

SUMMARY

Address

00 FM 922

City, State Zip

Era, TX 76238

County

Cooke County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

33.4957 / -97.2554

Acreage

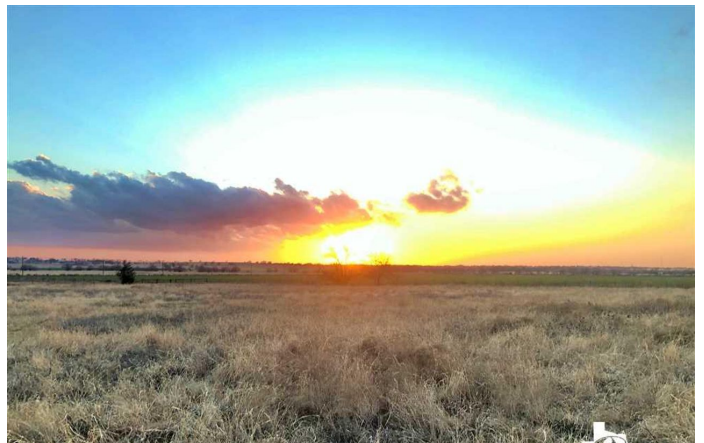
83.700

Price

\$962,550

Property Website

<https://moreoftexas.com/detail/84-acre-ranch-for-sale-near-era-tx-in-cooke-county-cooke-texas/11882/>



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84 +/- ACRE RANCH FOR SALE NEAR ERA, TX IN COOKE COUNTY

Era, TX / Cooke County

PROPERTY DESCRIPTION

LOCATION: Cooke County, TX near the Era Community. Approximately 1.5 miles west of Era, 5.5 miles west of Valley View, TX

WATER: 2 Ponds

UTILITIES: Pentex Energy has lines on the property.

WILDLIFE: Dove, quail, predators, occasional deer.

MINERALS: There are no mineral rights available, and there is no production on the property.

VEGETATION: Native grasses.

TERRAIN: 860 to 890' elevation.

SOILS: Clay Loam soils are prevalent on the property.

TAXES: 2020 property taxes were \$5.34 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: Multiple barns and shops, as well as cattle pens and grain silos. From north to south: 60x140 barn, 30x140 feed barn, 66x30 shop with concrete floor, 50x140 barn and shop with partial concrete floor.

CURRENT USE: Cattle and farming.

POTENTIAL USE: Build your home and enjoy the rural lifestyle.

DEED RESTRICTIONS: No mobile homes or modular homes. All buildings must be built on location. No towers or structures over 30 tall. Single family residential or agricultural use only.

NEIGHBORS: Surrounded by similar sized farms

FENCING: Fencing is fair to good.

EASEMENTS: Local electric easement.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

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LEASES: None

SHOWINGS: 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



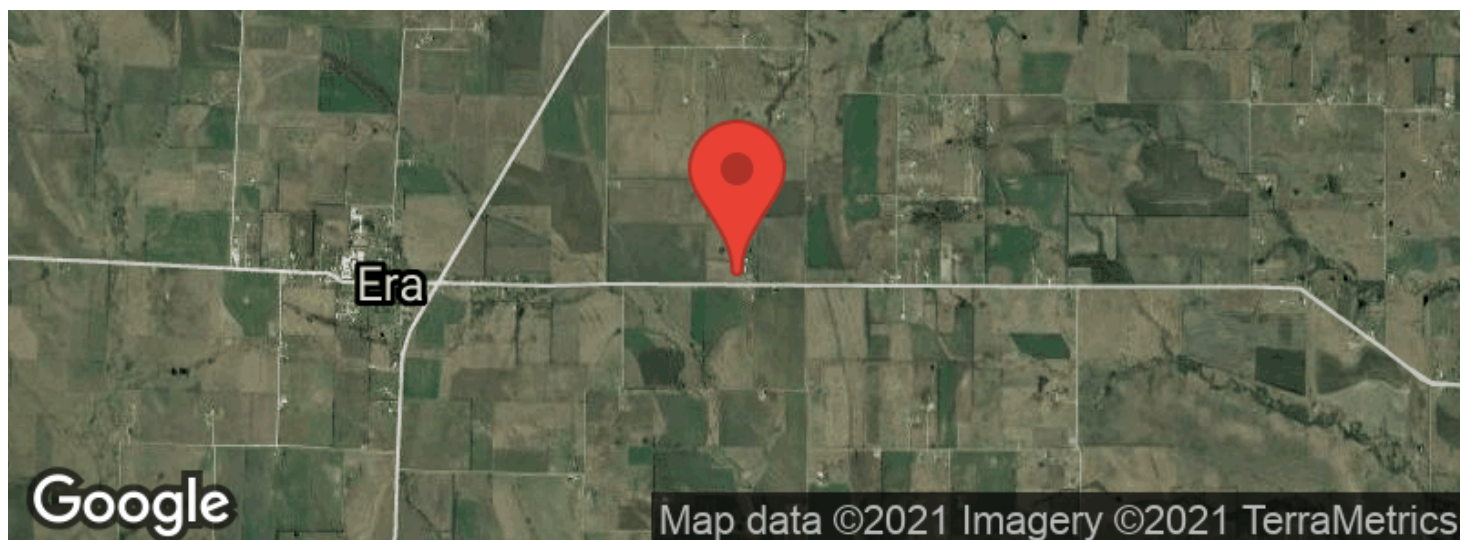
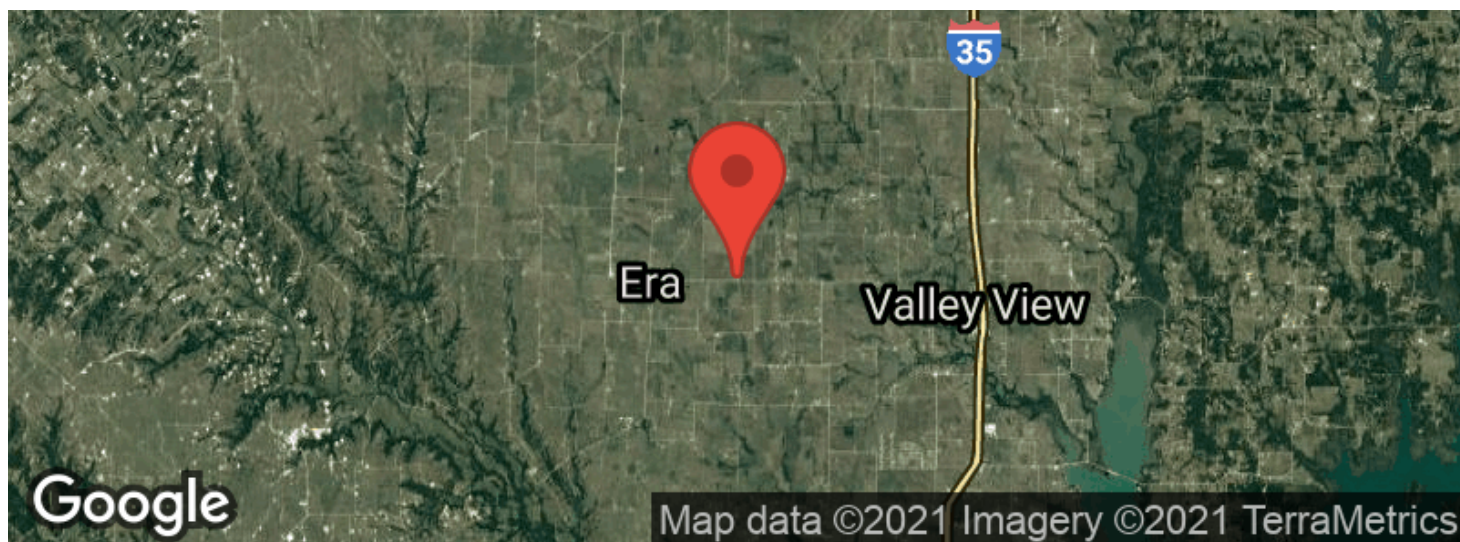
MOSSY OAK PROPERTIES
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84 +/- ACRE RANCH FOR SALE NEAR ERA, TX IN COOKE COUNTY
Era, TX / Cooke County

Aerial Maps



84 +/- ACRE RANCH FOR SALE NEAR ERA, TX IN COOKE COUNTY
Era, TX / Cooke County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(940) 390-0081

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Gainesville, TX, 76240

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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MORE INFO ONLINE:

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Mossy Oak Properties of Texas

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