

County Road 2425, Decatur TX  
\$143,570



**Category:** Lots & Acreage    **Type:** Farm/Ranch    **Orig LP:** \$164,648  
**Area:** 72\*72\*    **Map:** PH/0003/A    **Low:**  
**Subdv:** NA    **Plan Dev:**    **\$/Acre:** \$ 8027.00  
**County:** Wise\*    **Legal:** A-1063 Th Callaway\*  
**Parcel ID:** A1063000101\*    **MultiParcel:** No    **Unexempt Taxes:** \$2527  
**Lot:** Blk: MUD Dst: No

**# of Lots:**    **Lots Sold Sep:**    **Lots Sold Pkg:**  
**Road Frontage:**    **Feet to Road:**    **Rd Asmt:**

**Land SqFt:** 499,371 / Tax    **\$/Lot SqFt:** \$ 0.33    **Subdivided:**  
**Acres:** 20.510    **LotDim:**    **Will Subdivide:** No  
**Media:** 10 / 0 / 0    **PAR:** Y    **HOA:** None    **HOA Dues:** \$/  
**Documents**

**School District:** SLIDELL ISD    **Crop Retire Prog:**    **# Lakes:**    **Pasture Acres:**  
**Bus: Type: E Name: SLIDELL**    **Land Leased:**    **# Ponds:**    **Cultivated Acres:**  
**Bus: Type: M Name: SLIDELL**    **AG Exemption: Yes**    **# Stock Tanks:**    **Bottom Land Acres:**  
**Bus: Type: H Name: SLIDELL**       **# Wells:**    **Irrigated Acres:**  
**Bus: Type: Name:**    **# Wtr Meters:**

<b>Lot Description</b>	Grazing	No Water	<b>Easements</b>	Conventional
Acreage	Hunting/Fishing	<b>Topography</b>	Other	<b>Possession</b>
Horses Permitted	Residential Single	Level	<b>Documents</b>	Closing/Funding
Pasture	Other	Sloped	Aerial Photo	<b>Showing</b>
Some Trees	<b>Zoning Info</b>	Varied	Survey	No Lock Box
Tank/Pond	Agricultural	<b>Crops/Grasses</b>	<b>Type of Fence</b>	Sign on Lot
<b>Lot Size/Acreage</b>	Not Zoned	Coastal Bermuda	Barbed Wire	Special
10 Acres to 100 Acres	<b>Development</b>	Native	Partially Fenced	
<b>Present Use</b>	Unzoned	Unknown	Slick/Smooth Wire	
Agriculture	<b>Street/Utilities</b>	Other	<b>Exterior Buildings</b>	
Grazing	All Weather Road	<b>Soil</b>	Other	
Hunting/Fishing	Outside City Limits	Sandy Loam	<b>Assumption Info</b>	
<b>Proposed Use</b>	<b>Other Utilities</b>	Other	Not Assumable	
Agriculture	Electric Avail. Off Site	<b>Restrictions</b>	<b>Proposed Financing</b>	
Equine	No Sewer	No Known Restriction(s)	Cash	

**Property Description:** 20 PLUS ACRES WITH SMALL LAKE AT REAR OF PROPERTY; BEAUTIFUL AREA WITH A GREAT BUILDING SITE OVERLOOKING LAKE; SANDY SOIL MIX; LOTS OF ROAD FRONTAGE; ADDITIONAL ACREAGE AND A SMALL HOME AVAILABLE SOON! AG EXEMPT!

**Directions:** FROM DECATUR: GO NORTH ON HWY 51 TO CR 2535; TURN WEST AND GO TO CR 2425; TURN LEFT AND GO LESS THAN 1 MILE TO PROPERTY ON LEFT;



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