

MLS# 11167724 N Active 756 County Road 1111 ST Decatur* 76234-5717* LP: \$225,000 R

No photo submitted.

Category: Lots & Acreage **Type:** Farm/Ranch **Orig LP:** \$225,000
Area: 72*1/2* **Map:** PH*/0010*/Q* **Low:** \$7,000
Subdv: Lee C Smith Surv Abs 745* **Plan Dev:** **\$/Acre:** \$ 4469.00*
County: Wise* **Legal:** A-745 Lc Smith*
Parcel ID: A0745003701* **MultiParcel:** **Unexempt Taxes:** \$8187
Lot: **Blk:** **MUD Dst:** No

# of Lots:	Lots Sold Sep:	Lots Sold Pkg:
Road Frontage:	Feet to Road:	Rd Asmt: No
Land SqFt: 2,192,810 / Tax	\$/Lot SqFt: \$ 0.10	Subdivided: Y
Acres: 50.340*	LotDim:	Will Subdivide: Yes
Media: 0 / 0 / 0	PAR: Y HOA: None	HOA Dues: \$/

School District: Decatur ISD*	Crop Retire Prog:	# Lakes:	Pasture Acres: 30.000
Bus: Type: E Name: RANN	Land Leased: No	# Ponds: 3	Cultivated Acres: 0.000
Bus: Type: I Name: DECATUR	AG Exemption: Yes	# Stock Tanks: 3	Bottom Land Acres:
Bus: Type: M Name: DECATUR		# Wells: 0	Irrigated Acres: 0.000
Bus: Type: H Name: DECATUR		# Wtr Meters:	

Lot Description	Not Zoned	Soil	None	Possession
Acreage	Development	Clay	Common Features	Closing/Funding
Pasture	Unzoned	Surface Rights	Perimeter Fencing	Showing
Some Trees	Street/Utilities	Easement	HOA Includes	Agent Or Owner Present
Tank/Pond	No City Services	Restrictions	None	
Lot Size/Acreage	Other Utilities	No Known Restriction(s)	Assumption Info	
10 Acres to 100 Acres	Electric	Easements	Not Assumable	
Present Use	Topography	Electric	Proposed Financing	
Agriculture	Rolling	Other	Cash	
Proposed Use	Varied	Documents	Conventional	
Agriculture	Road Frontage Desc	Survey	Federal Land Bank	
Commercial	Rock/Gravel	Type of Fence	FHA	
Residential Single	Crops/Grasses	Other	Texas Vet	
Zoning Info	Native	Exterior Buildings	VA	

Property Description: Topography varies from flat to rolling with ponds. Some trees to give it nice shade. Would be great for livestock.
Directions: Hwy 380, Go to cr 1111 go North 2.4miles property on Left, behind pink colored home, can access or pr1106 Property starts appr 4th mile on left



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