

# 77 acres - County Road 2535, Decatur TX

## \$621,040



**Category:** Lots & Acreage      **Type:** Fam/Ranch      **Orig LP:** \$621,040  
**Area:** 72/2      **Map:** PH/0003/A      **Low:**  
**Subdv:** NA      **Plan Dev:**      **\$/Acre:** \$ 8000.00  
**County:** Wise      **Legal:**  
**Parcel ID:** VARIOUS      **MultiParcel:** Yes      **Unexempt Taxes:** \$  
**Lot:** Blk: MUD Dst: No

<b># of Lots:</b>	<b>Lots Sold Sep:</b>	<b>Lots Sold Pkg:</b>
<b>Road Frontage:</b>	<b>Feet to Road:</b>	<b>Rd Asmt:</b>
<b>Land SqFt:</b>	<b>\$/Lot SqFt:</b> \$ 0.00	<b>Subdivided:</b>
<b>Acres:</b> 77.630	<b>LotDim:</b>	<b>Will Subdivide:</b> No
<b>Media:</b> 19 / 0 / 0	<b>PAR:</b> Y <b>HOA:</b> None	<b>HOA Dues:</b> \$/

<b>School District:</b> SLIDELL ISD	<b>Crop Retire Prog:</b>	<b># Lakes:</b>	<b>Pasture Acres:</b>
<b>Bus: Type:</b> E <b>Name:</b> SLIDELL	<b>Land Leased:</b>	<b># Ponds:</b> 1	<b>Cultivated Acres:</b>
<b>Bus: Type:</b> M <b>Name:</b> SLIDELL	<b>AG Exemption:</b> Yes	<b># Stock Tanks:</b> 2	<b>Bottom Land Acres:</b>
<b>Bus: Type:</b> H <b>Name:</b> SLIDELL		<b># Wells:</b>	<b>Irrigated Acres:</b>
<b>Bus: Type:</b> <b>Name:</b>		<b># Wtr Meters:</b>	

<b>Lot Description</b>	<b>Hunting/Fishing</b>	<b>Road Frontage Desc</b>	<b>Barbed Wire</b>	<b>Texas Vet</b>
Acreage	<b>Zoning Info</b>	Rock/Gravel	Cross Fenced	Other
Horses Permitted	Not Zoned	<b>Crops/Grasses</b>	Pipe	<b>Possession</b>
Partially Cultivated	<b>Development</b>	Coastal Bermuda	<b>Exterior Buildings</b>	Closing/Funding
Pasture	Unzoned	Native	Other	Negotiable
Some Trees	<b>Street/Utilities</b>	<b>Soil</b>	<b>Barn Information</b>	<b>Showing</b>
Tank/Pond	All Weather Road	Clay	Bam(s)	Agent Or Owner Present
<b>Lot Size/Acreage</b>	Gravel/Rock	Sandy Loam	Hay Barn	Combo Lockbox
10 Acres to 100 Acres	No City Services	Unknown	Water to Barn	Sign on Lot
<b>Present Use</b>	Outside City Limits	<b>Restrictions</b>	<b>Miscellaneous</b>	Special
Agriculture	<b>Other Utilities</b>	No Mobile Home	Fenced for Cattle	
Grazing	No Sewer	Other	<b>Assumption Info</b>	
Hunting/Fishing	No Water	<b>Easements</b>	Not Assumable	
<b>Proposed Use</b>	<b>Topography</b>	Other	<b>Proposed Financing</b>	
Agriculture	Level	<b>Documents</b>	Cash	
Equine	Rolling	Aerial Photo	Conventional	
Grazing	Varied	<b>Type of Fence</b>	Federal Land Bank	

**Property Description:** Beautiful acreage is completely fenced & cross fenced. A good mix of open coastal pasture and wooded areas provides coverage for deer and other wildlife. There are 2 barns, 2 ponds, pecan & oak trees; A new drive thru the trees to a private homesite that overlooks valley and provides panoramic view; located very close to LBJ Grasslands;

**Directions:** FROM DECATUR: GO NORTH ON FM 51 ABOUT 8 MILES TO CR 2535; TURN LEFT, WEST, AND GO ABOUT 2 MILES TO PROPERTY ON RIGHT.

THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED

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