



Joni Smith
Simplifying Real Estate
jksmith0115@gmail.com
Ph:



0000 Sam Rayburn Highway, Anna, Texas 75409

MLS#: 20012920 Active
Property Type: Land

[0000 Sam Rayburn Highway Anna, TX 75409](#)
SubType: Unimproved Land

LP: \$6,500,000



Lst \$/Acre: \$162,528.44

Subdivision: None
County: Collin
Country: United States
Parcel ID: [R665900201001](#)
Lot: **Block:** 2
Legal: ABS A0659 J C NEILL SURVEY, SHEET 2, TRACT 10
Unexempt Tx: \$152

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

# Lots: 1	Lots Sold Sep:	Lots Sld Pkg:	
Land SqFt: 1,742,095	Acres: 39.993	\$/Lot SqFt: \$3.73	
Appraiser:		Subdivided: No	
Lot Dimen:		Will Subdv: No	

HOA: None
HOA Dues:

HOA Co:
Phone:

Adult Community: No

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Anna ISD
Elementary: Judith Harlow

Middle: Anna

High: Anna

Features

Lot Description: Acreage, Agricultural, Few Trees
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural
Zoning Info: SF-E
Development: Zoned
Street/Utilities: Electricity Available
Road Front Desc: Highway
Road Surface: Asphalt
Soil:
Surface Rights:
Waterfront:
Horses: Yes **Dock Permitted:**

Restrictions: Easement(s), None
Easements: Utilities
Type of Fence:
Exterior Bldgs:
Miscellaneous:
Road Frontage:
Prop Finance: Cash
Possession: Closing/Funding
Showing: Appointment Only
Lake Pump:

Remarks

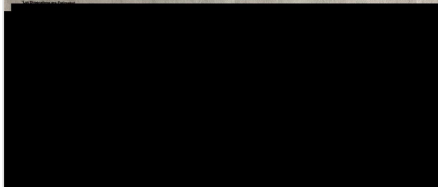
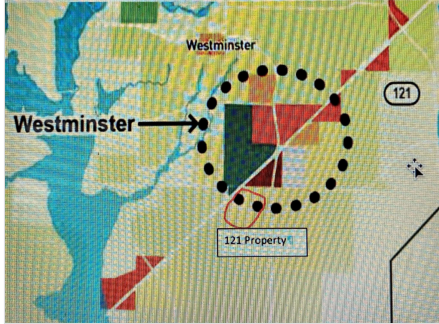
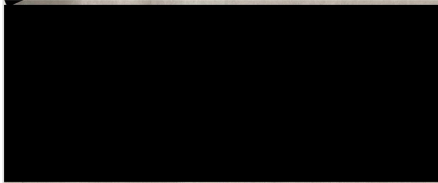
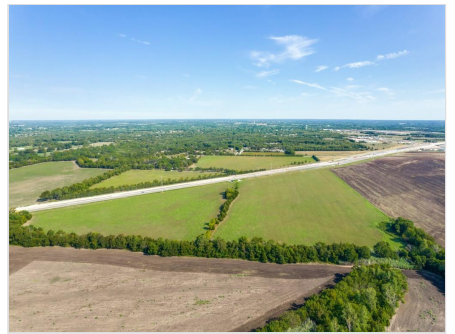
Property Description: Great parcel of land with commercial or residential potential with high traffic on Hwy 121 and Westminster Overpass. Wide frontage on Hwy 121, over 1500ft of hwy frontage, level ground, no flood, AG exempt. Seller will consider farming land for buyer with no charge lease. Future Commercial benefits with frontage on major road north east of McKinney. Gas station close by. The property located on 121 before Rd 513. Hwy 78 to south and Hwy 160 to north. Hwy 78 takes you back to Blue Ridge, Farmersville, Lake Lavon, Lavon, Wylie and Garland. Hwy 160 goes north to Sherman Denison. Hwy 121 going north takes you to Bonham. Hwy 121 widened in this area to support heavy traffic on Hwy 121 and is great opportunity for commercial or new subdivision. Current crop is Bermuda grass. Seller DOES NOT have survey, BUYER will need to purchase new. Buyer will be responsible for title policy. Seller will convey mineral rights. Info deemed reliable, not confirmed. Buyer to verify ALL MLS information.

Public Driving Directions: From 75 North exit Hwy 121 towards Bonham about 9 miles. Property is on the right side of rd. Sign is located by the drive you should turn into to view property. You can access property from CR 513 as well. Property located at 121 and Westminster Overpass. Park on 513 for access to property.

Agent/Office Information

Lst Ofc: Halo Group Realty, LLC

Lst Agt: [Joni Smith](#)



Information Deemed Reliable, but not Guaranteed. Copyright: 2023 NTRDIS.

Joni Smith | Halo Group Realty, LLC | jksmith0115@gmail.com | Ph: