

WELCOME TO

1614 W LINE ROAD, WHITESBORO, TX. 76273

\$390,000



TEXAS
HOMES & LAND

PROPERTY OVERVIEW

Bring your vision to life on this beautiful 10-acre property located on W Line Road just outside of Whitesboro. Offering a peaceful country setting, established improvements, and plenty of usable land, this property is ready for whatever the future holds—whether that means building your dream home, creating a small ranch, establishing a horse property, or simply enjoying the freedom and space that acreage provides. The property is fully fenced and features a metal double-gate entrance, providing easy access while creating a welcoming entry to the property. Mature pecan trees are scattered throughout the acreage, offering shade, character, and natural beauty while adding to the peaceful country atmosphere. One of the property's biggest advantages is the existing infrastructure. Electricity, water, and septic are already in place, helping provide a head start for your future plans and reducing the need for some of the improvements typically required when purchasing raw land. Established pasture areas provide plenty of room for horses, cattle, livestock, gardening, recreation, or simply enjoying the wide-open space. Existing pasture shelters with water available add even more convenience for those looking to keep animals on the property. The combination of fencing, pasture, shelters, and utilities makes this tract especially well-suited for buyers wanting usable acreage without starting completely from scratch. With approximately 10 acres to work with, there is plenty of room to create the setup you've always wanted. Imagine building a custom country home surrounded by mature pecan trees, bringing home your horses, establishing a small cattle operation, or creating a private retreat where you can enjoy the peace and quiet of the country. Located just outside Whitesboro, the property offers the best of both worlds—the privacy and open space of rural living with convenient access to town and surrounding North Texas communities. Whether you're ready to build, looking for a place for your animals, or searching for an acreage property to hold for the future, this 10-acre tract offers a great combination of location, existing improvements, usability, and natural beauty.



AMENITIES THIS PROPERTY **OFFERS**

- 10 Acres of usable land
- Beautiful country setting just outside Whitesboro
- Fully fenced property
- Metal double-gate entrance
- Established pasture areas
- Mature pecan trees providing shade and character
- Peaceful, private setting
- Open space with room to build and expand
- Horse- and livestock-friendly setup
- Established pasture for horses, cattle, or other livestock
- Pasture shelters already in place
- Water available at the pasture shelters
- Fencing already established for animal use
- Room for a small ranch or hobby farm
- Electricity already on the property
- Water already available
- Septic system already in place
- Existing improvements help provide a head start for building or developing the property
- Ideal location for a country home or custom build
- Great potential for a horse property
- Suitable for a small ranch or hobby farm
- Plenty of room for gardening, recreation, or outdoor activities
- Opportunity to create a private country retreat
- Conveniently located just outside Whitesboro
- Offers the combination of usable acreage, existing improvements, and peaceful rural living



PROPERTY INSIGHTS

Lot Description: Acreage, Few Trees, Interior Lot, Pasture

List Price: \$390,000

Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Outside City Limits, Rural Water District, Septic

Lot Size/Acres: 10 to < 50 Acres

Restrictions: No Known Restriction(s)

Present Use: Agricultural

Easements: None

Proposed Use: Agricultural, Cattle, Equine, Residential

Zoning Info: Unzoned

Type of Fence: Barbed Wire

Development: Unzoned

Barn Information: Electric to Barn, Loaf Shed(s)

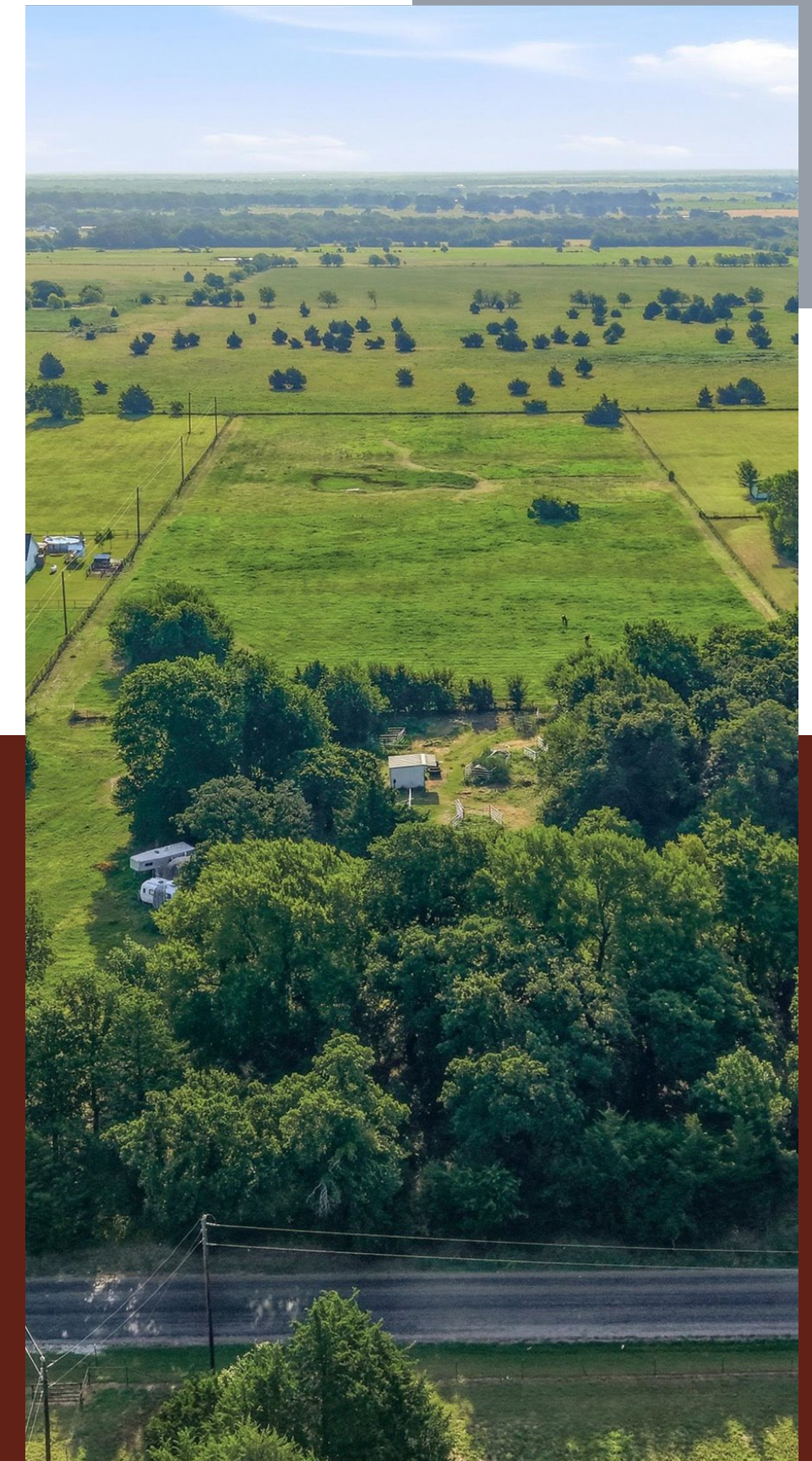
Road Surface: Asphalt

Soil: Sandy Loam

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Seller Concessions YN: Yes





COME TAKE A LOOK AND IMAGINE
WHAT YOU COULD CREATE HERE!



**TEXAS
HOMES & LAND**

With 10 usable acres, existing utilities, fencing, pasture, agricultural improvements, and no known restrictions, this property offers the flexibility to create the country property you've been looking for. Whether you're planning a custom home, barndominium, horse property, cattle operation, or private rural retreat, the possibilities are wide open.

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