



# MOSSY OAK PROPERTIES

**130 acres in Cooke County TX with mineral rights for sale.**

**\$715,000 / 130.00+/- Acres**

## About This Property

**LOCATION:** County Road 308 near the Myra community in Cooke County.

**WATER:** Two ponds serve the property, as well as Brushy Elm Creek, which has water year round.

**UTILITIES:** Cooke County ELeCtric Co-op has lines all around the property, but none on the property. A water well and septic system would be required if building a house.

**WILDIFE:** Whitetail deer, Rio Grande turkey, and feral hogs travel along the creek area. Coyotes, bobcat, gray fox, dove and even a few bobwhite quail.

**MINERALS:** ALL MINERAL RIGHTS ARE AVAILABLE with acceptable offer. No mineral production on the property.

**VEGETATION:** Currently there is 22 acres in cultivation. The bottomland of 44 acres has native and improved bermuda grasses. The balance is native pasture with grama grasses, bluestems, bermuda, and other natives. Very large, mature hardwood trees are found along the creekbank which include pecan, white oak, red oak, hickory, and walnut. Some cottonwoods are also along the creek. Hedge rows have boise d' arc and hackberry trees.

**TERRAIN:** 820' to 860' elevation. 56.75 acres along the creek are in FEMA designated flood plain. (See flood map)

**SOILS:** Lindy Loam and Clay Loam soils are prevalent on the property. See soil map.

**TAXES:** The property has a 1-D-1 ag use property tax exemption. 2017 property taxes were \$316.72

**IMPROVEMENTS:** Two ponds and fencing are the only improvements.

**CURRENT USE:** The property is currently used for hay production and grazing.

**POTENTIAL USE:** With the beauty of the creek, this property would make an excellent rural residential property or even a wedding venue.

**NEIGHBORS:** The southern neighbors have large tracts on which they run cattle. There are 3 smaller tracts on the north side, which have houses on them.



**Mossy Oak Properties of Texas -  
Cross Timbers Land & Home**

2112 E. Hwy 82  
Gainesville, TX 76240

**Phone:** (940) 600-1313

**Fax:** (940) 612-2007

**Link:** <http://www.mossyoakproperties.com/and/36899>



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FENCING: Boundary fences are good. Cross fences are good to fair.

EASEMENTS: There are no known easements.

LEASES: The property is leased for hay production.

ROAD FRONTAGE: The property has 2000' of frontage on CR 327 and 1443' of frontage on CR 308.

130 more or less acres bordering Brushy Elm Creek near Myra in Cooke County TX within the Era ISD School District for sale. Excellent native and improved grasses yields large amounts of forage and hay annually. 2 ponds offer water for livestock or for recreational use. County road frontage on two sides. Beautiful limestone bluffs along the clear water, rock lined creek. Deer and turkey use the creek as a travel corridor. Very quiet area, yet still very close to US 82 and I-35. Buyer to verify all information.\t

Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTX, LLC.

Public Driving Directions:\tGo south on FM 1198 from US 82. Turn east on CR 327. Right on CR 308.

## Property Facts & Features

### Main Structure

- No Structure

### Other Structures

- N/A

### Rights

- Water
- Oil / Natural Gas
- Mineral

### Water Access

- Creek / Stream
- Pond
- Fishing
- N/A

### Wildlife

- Hog
- Small Game
- Turkey
- Waterfowl
- Whitetail

### Recreation

- N/A
- Other
- Road Frontage



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Fuhrmann  
Cooke County, Texas, 130 AC +/-



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The information on this map was derived from publicly available data. Mossy Oak Properties is not responsible for any errors or omissions on this map.



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