

TBD Airport Road, Tioga, Texas 76271

MLS#: 20319472 Active
Property Type: Land

TBD Airport Road Tioga, TX 76271
SubType: Unimproved Land

LP: \$571,636
OLP: \$571,636



Subdivision: none
County: Grayson
Country: United States
Parcel ID: [255535](#)
Parcel ID 2: 255534
Lot: Block:
Legal: G-0094 BAILEY D C A-G0094, ACRES 10.6
Unexempt Tx: \$6

Lst \$/Acre: \$52,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

Land SqFt: 478,855 Acres: 10.993 \$/Lot SqFt: \$1.19
Lot Dimen: Will Subdv: No
Land Leased: No

HOA: None
HOA Website:

HOA Co:
HOA Management Email:
General Information

Crop Retire Prog:
Land Leased: No
AG Exemption: Yes

Lakes:
Tanks/Ponds:
Wells:

Pasture Acres: 10.00
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Tioga ISD
Elementary: Tioga

Middle: Tioga

High: Tioga

Features

Lot Description: Acreage, Flag Lot, Interior Lot
Lot Size/Acres: 10 to < 50 Acres
Present Use: Agricultural, Grazing, Hunting/Fishing, Pasture
Proposed Use: Agricultural, Cattle, Equine, Grazing, Recreational, Residential, Sheep/Goats
Zoning Info: Residential
Development: Zoned, Other
Street/Utilities: Co-op Electric, No City Services
Road Front Desc: County Road
Road Surface: Asphalt
Crops/Grasses: Native
Surface Rights:
Horses: Yes Dock Permitted:

Restrictions: Development
Easements: None
Documents: Aerial Photo

Type of Fence:
Exterior Bldgs:

Miscellaneous:
Road Frontage:
Special Notes:
Possession: Closing/Funding
Lake Pump:

Remarks

Property Description: Secluded 11 ac close to Lake Ray Roberts and Tioga. This property has an entrance off of Airport road that leads back to beautiful land that makes you feel miles from civilization but in reality, only 2-3 miles from town. Large trees and open grassy areas native blackberry patches bring in big deer for your enjoyment or hunting pleasure. Property is all fenced. This property is in the Lake Ray Roberts restricted area for your enjoyment and protection. Located in The Lake Ray Roberts Zoning Area

Public Driving Directions: Go East on Airport Rd past Tioga High School. Property will be on the left. You may also use 779 Airport Rd in GPS as the entrance to the 11 acres sits beside that home.

Agent/Office Information

SUB: 0.0 - % CDOM: 351 DOM: 351 LD: 05/09/2023 XD: 06/07/2024
BAC: 3.0 - % VAR: No
List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)
LO Addr: 147 N Ohio St Celina, Texas 75009
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)
LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Chapin Title, Pilot Point

LO Fax: Brk Lic: 0450333
LO Email: coryann@texashomesandland.com
LA Cell: 214-908-5468 LA Fax:
LA Othr: LA/LA2 Texting: Yes/
LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 500 S Hwy 377, Pilot Point 940-686-4445

Showing Information

Call: Appt: (800) 257-1242 Owner Name: Gregory & Melissa Kulesz

Keybox #:	N/A	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:	Schedule Showing appointment through Broker Bay				
Show Srvc:	BrokerBay				
Showing:					

Prepared By: Coryann Johnson Texas Homes and Land on 04/24/2024 14:41

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