

\$18,719,470 - Tbd Tx-11 & Nelson Rd, Sherman

MLS® #20803043

\$18,719,470

0 Bedroom, 0.00 Bathroom,
Land on 859.44 Acres

Bailey Winifred, Sherman, TX

As the Grayson County economy continues to grow, by the northward push of the metroplex, this unique property is worthy of your consideration. This one-of-kind property consisting of approximately 859 acres is located on the west and east sides of State Highway 11, just east of US HWY 75, and south of downtown Sherman. The distinctive property with its tremendous amount of road frontages on HWY 11, Webb Smith and Nelson Roads could work nicely for an investor looking to split into smaller tracts. The property is very diverse with fenced pastureland, areas of cultivation, variations in topography, scattered majestic pecans trees, and several nice size ponds. In addition, the property has improvements that include a hunter's cabin or office, working pens, Quonset barn, shop, and several other barns. This rare, one-of-a-kind property is a must-see for anyone looking to capitalize on the growth of Grayson County. Don't miss this opportunity – schedule a tour today!

See Transaction Desk for PDF mapping such as aerials, FEMA Mapping, etc. Information Deemed Reliable, but not Guaranteed.

Essential Information

MLS® #	20803043
Price	\$18,719,470



Bathrooms	0.00
Acres	859.44
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Tx-11 & Nelson Rd
Subdivision	Bailey Winifred
City	Sherman
County	Grayson
State	TX
Zip Code	75090

Amenities

Utilities	All Weather Road, Asphalt, Co-op Membership Included, Electricity Connected, Outside City Limits, Rural Water District
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Exterior

Lot Description	Acreage, Agricultural, Bottom, Few Trees, Pasture, Sloped, Tank/ Pond, Varied
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School Information

District	Sherman ISD
Elementary	Crutchfield
Middle	Piner
High	Sherman

Additional Information

Zoning	None
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Listing Details

Listing Agent	David Norman
Listing Office	DAVID NORMAN LAND COMPANY

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Listing information last updated on November 20th, 2025 at 4:45am CST