

# \$6,610,123 - 000 County Road 4055, Whitewright

MLS® #21084046

**\$6,610,123**

0 Bedroom, 0.00 Bathroom,  
Land on 508.47 Acres

NA, Whitewright, TX

508.47 acres with a great mix of pasture land, wooded areas and productive farmland is located southwest of Bonham in fast growing Fannin County. This property has approximately 8700 feet of road frontage on three sides and no floodplain, making it a great choice for development or future development. Located only 5.5 miles off State HWY 121 and and 3.75 miles to US HWY 82 provides for a quick commutes to the McKinney-Frisco area as well as the Sherman-Denison area. The subject property lies about 8 miles west-southwest of already growing Bonham which is poised for continued rapid growth as State HWY 121 expands to a divided 4 lane highway in the near future.



Built in 1969

## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | 21084046      |
| Price      | \$6,610,123   |
| Bathrooms  | 0.00          |
| Acres      | 508.47        |
| Year Built | 1969          |
| Type       | Land          |
| Sub-Type   | Improved Land |
| Status     | Active        |

## Community Information

Address 000 County Road 4055

|             |             |
|-------------|-------------|
| Subdivision | NA          |
| City        | Whitewright |
| County      | Fannin      |
| State       | TX          |
| Zip Code    | 75491-8136  |

### **Amenities**

|           |                                               |
|-----------|-----------------------------------------------|
| Utilities | All Weather Road, Co-op Electric, Co-op Water |
|-----------|-----------------------------------------------|

### **Interior**

|         |         |
|---------|---------|
| Heating | Central |
|---------|---------|

### **Exterior**

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | Acreage, Agricultural, Few Trees, Pasture, Tank/ Pond |
|-----------------|-------------------------------------------------------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Whitewright ISD |
| Elementary | Whitewright     |
| Middle     | Whitewright     |
| High       | Whitewright     |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | N/A |
|--------|-----|

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Agent  | Kelby Shaw              |
| Listing Office | Bois d'Arc Realty, Inc. |

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