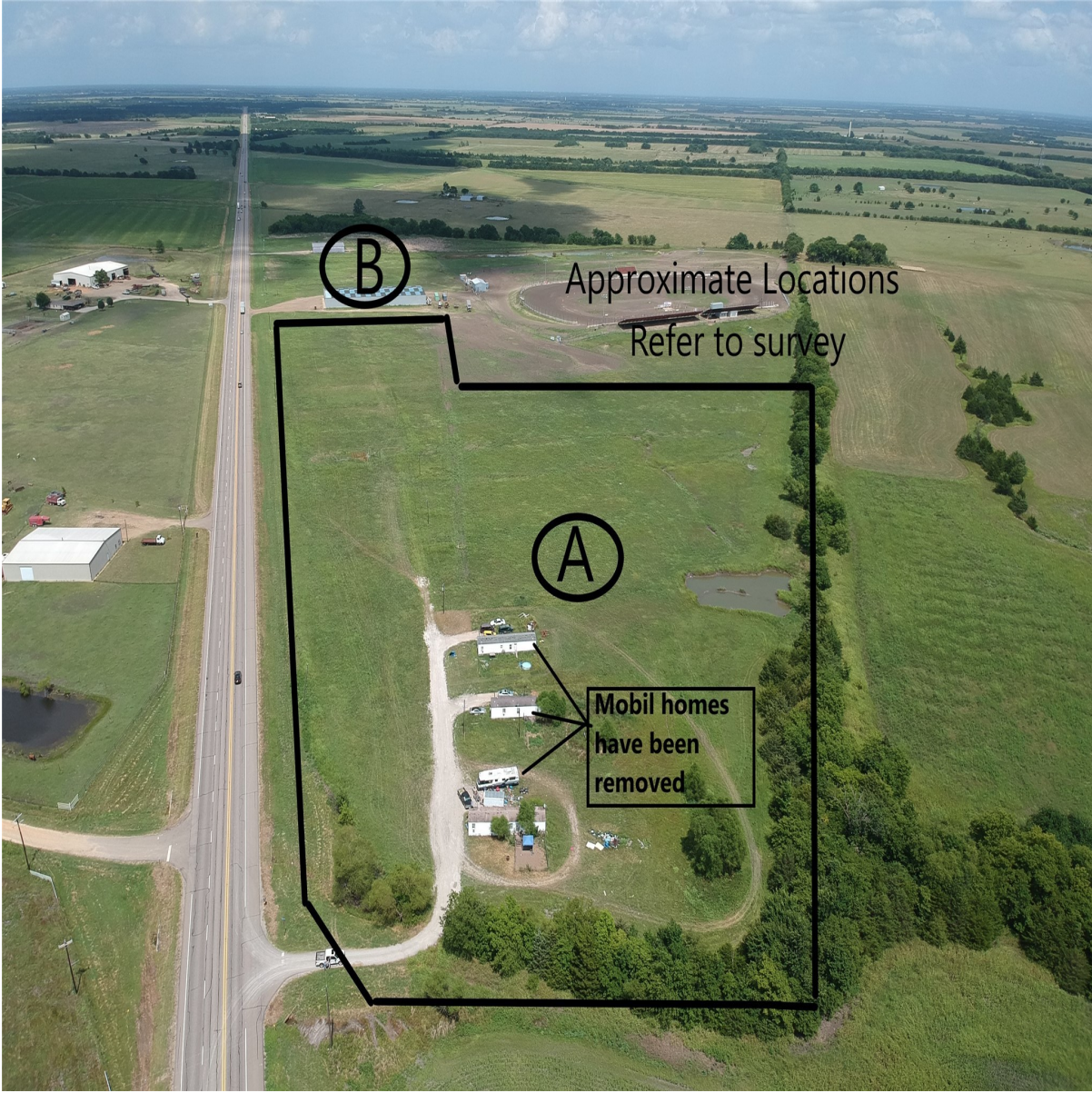


CENTURY 21[®]

Judge Fite Company



16369A US HIGHWAY 82

PETTY, TX 75470



\$700,000



1 acres

DESCRIPTION

Tract A - Approximately 23.62 acres of US Highway 82 frontage. Heavy traffic - high visibility on this US Highway - Main thoroughfare across North Texas; Also for sale separately - See MLS 20173628 - Tract B - 9.35 acres with a 24,000 sf warehouse, 20' clear height, four 16'x18' grade doors, 300 amp, 120-240v electric; Purchase together or separately. POSSIBLE - SELLER FINANCE . See survey in the Transaction Desk. Close proximity to Bois d'Arc Lake and Lake Ralph Hall. This is a 1031 Exchange - Seller will not close before April 15, 2023.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Pending
MLS: 20173654
YEAR BUILT:
COUNTY: Lamar
TRACT OR SUBDIVIION: Rutherford Survey
LIST DATE: 04/05/2023

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 23.62
LOT SIZE (SQFT): 1,028,887

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- InteriorLot
- Level

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Dan Robertson 

PHONE: 972.772.9300

BROKERED BY: Coldwell Banker Apex, REALTORS