



**47.092 ACRES BUCKSNORT ROAD**  
VAN ALSTYNE, TX 75495



\$2,825,520



1 acres

## DESCRIPTION

This exceptional 47.1 acre tract is located at the hard corner of paved Bucksnot Road and Sedalia Road in the highly sought after Van Alstyne Independent School District and offers nearly 2800 feet of road frontage. A four inch water line is available at the road and power is provided by Grayson County Electric Cooperative. The property has no floodplain and is situated outside city limits. This is a tremendous opportunity for a single family developer a buy and hold investor or an end user. Bring your own builder to create your dream home secure a long term investment or take advantage of Grayson County regulations that allow septic on half acre lots making this an excellent opportunity for single family development. The land is currently under an agricultural exemption and outside city limits.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21160142

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** A J Jernigan Add

**LIST DATE:** 01/27/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 47.09

**LOT SIZE (SQFT):** 2,051,327

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Cleared

**FENCING:**

- None

## UTILITIES

**HEATING/COOLING:**

- None

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kelsey Whitesell 

**PHONE:** 940.310.6218

**BROKERED BY:** Talley and Company, LTD

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