FOR SALE · RAINS COUNTY, TEXAS

# Country Home with Workshop & Greenhouse

2 +/- Acres · Partially Fenced · No HOA / No Restrictions · Dual Road Frontage

## 4020 FM 515, Emory, TX 75440

**Offered at $538,000**



| 2018 | 1,688 | 3 / 2 | 2 +/- |
|---|---|---|---|
| YEAR BUILT | SQUARE FEET | BEDS / BATHS | ACRES |

Picture a quiet evening on the balcony as the sun sets over your own piece of East Texas. This 2018 home sits on 2 +/- partially fenced acres in Rains County, with a greenhouse and workshop already in place. Plant a big garden, add a few chickens and let the dogs roam. The groundwork is already done.

## THE HOME

- **1,688 SF** built in 2018
- **3 bedrooms, 2 baths**
- **2 living areas**
- **Balcony** with countryside views
- **2-car attached garage**
- **Concrete slab foundation**
- **Propane tank** owned

## THE LAND & OUTBUILDINGS

- **2 +/- acres** partially fenced
- **Workshop** for tools, projects or storage
- **Greenhouse** for seedlings, herbs and vegetables
- **Septic,** own water and electric meters
- **No HOA, no restrictions**
- **No FEMA floodplain**
- **Dual road frontage** on FM 515 & CR 3332

## LOCATION

Rains ISD · Close in Proximity to Lake Fork and Lake Tawakoni · Easy drive to the DFW Metroplex

*Property currently has an ag valuation, which may not continue after closing. Buyers should verify future tax status with the Rains County Appraisal District.*


PLATINUM LAND GROUP

**Wendy Johnson, ALC · Broker Associate**

Platinum Land Group | KW

972-757-9383 · Wendy@PlatLandGroup.com · PLATLANDGROUP.COM

*Legacy Begins Here!*

kw ROCKWALL KELLERWILLIAMS. REALTY



*Each Keller Williams Realty office is independently owned and operated. Information deemed reliable but not guaranteed.*