

TBD Tract 7 FR 2675 Roxton, TX 75477
TBD Tract 7 FR 2675
Roxton, TX 75411

\$199,900
10.22± Acres
Lamar County



TBD Tract 7 FR 2675 Roxton, TX 75477
Roxton, TX / Lamar County

SUMMARY

Address

TBD Tract 7 FR 2675

City, State Zip

Roxton, TX 75411

County

Lamar County

Type

Lot

Latitude / Longitude

33.513143 / -95.694947

Acreage

10.22

Price

\$199,900

Property Website

<https://www.glasslandandhome.com/property/tbd-tract-7-fr-2675-roxton-tx-75477/lamar/texas/95276/>

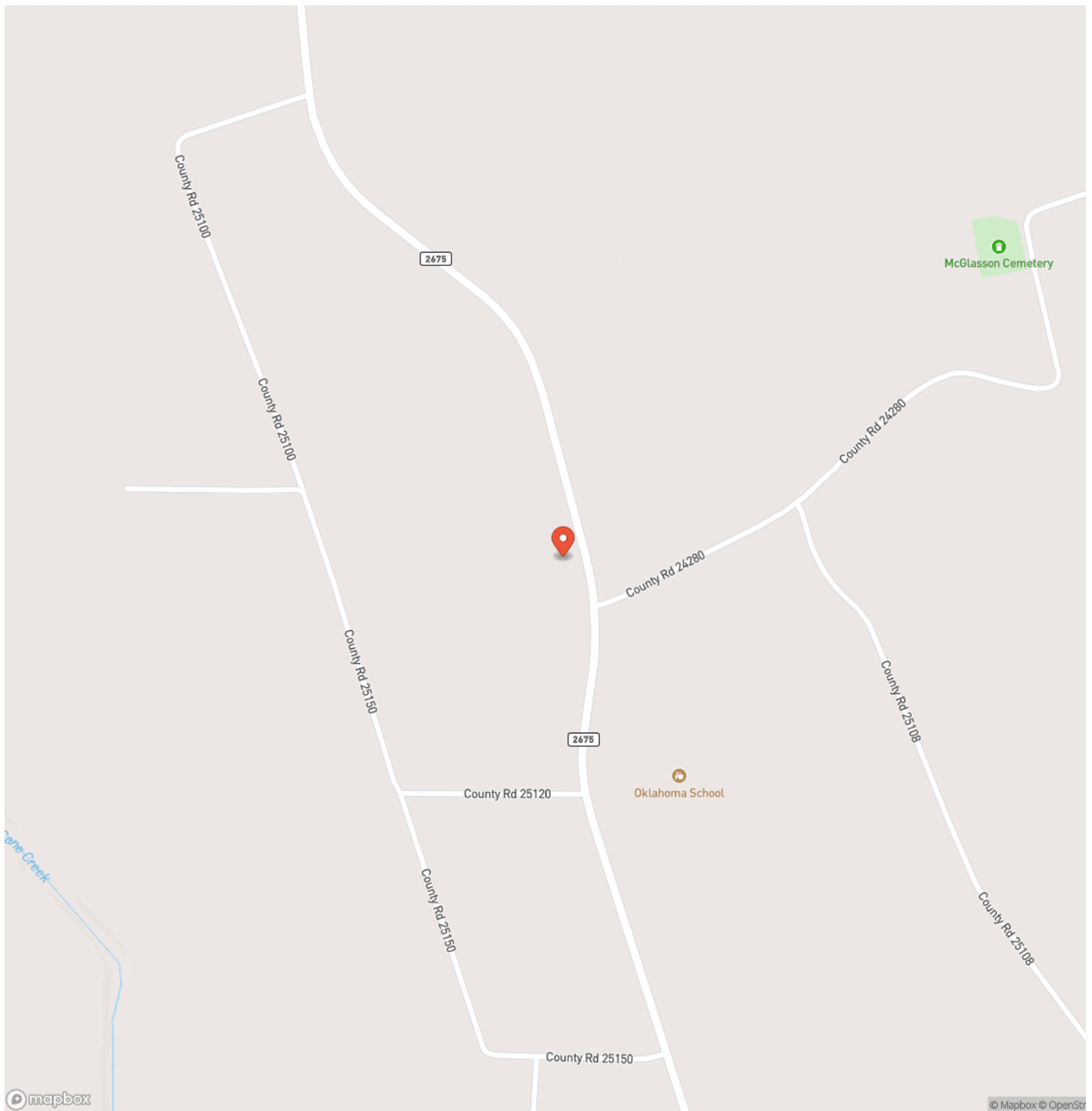


PROPERTY DESCRIPTION

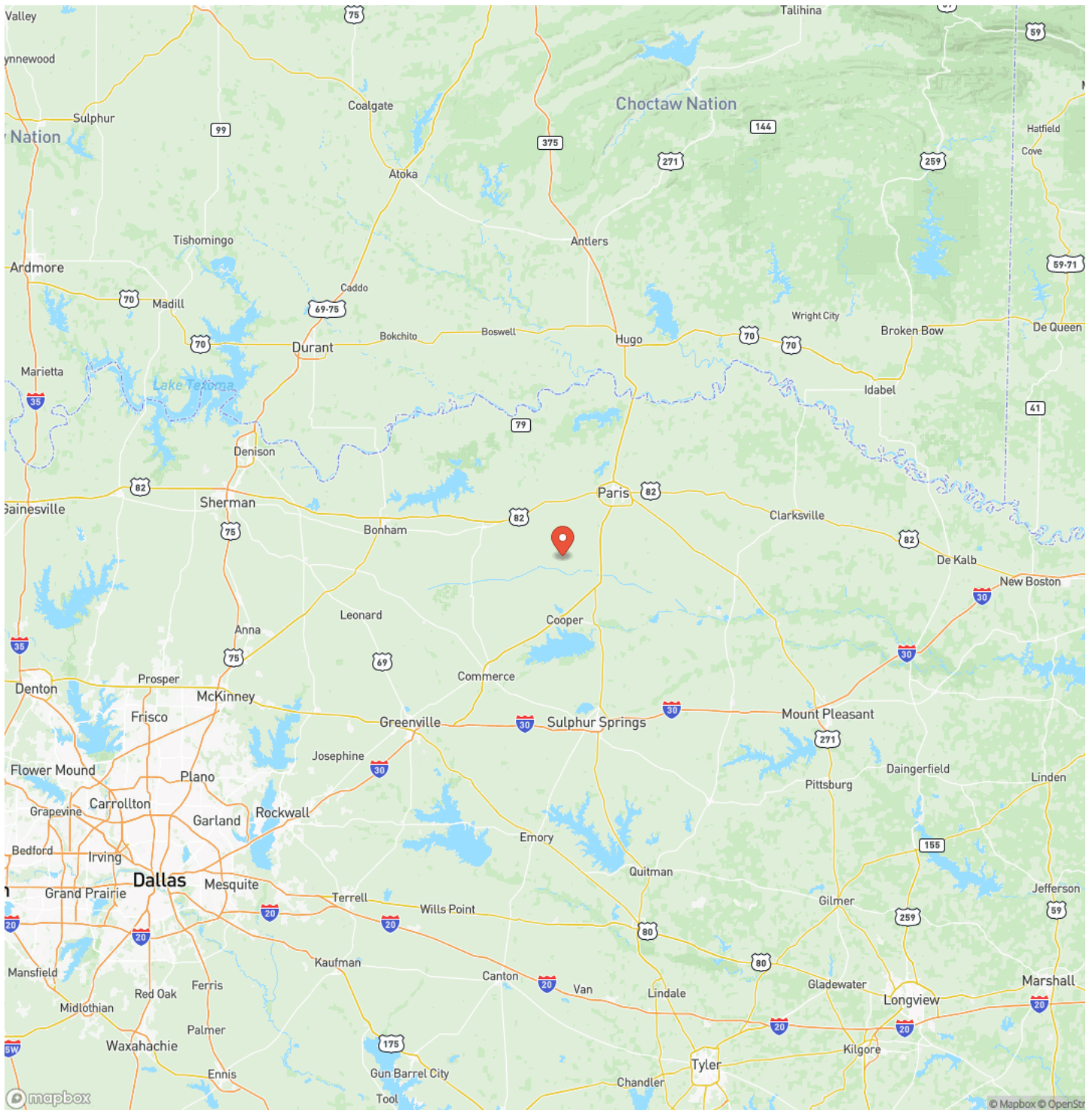
This 10.22-acre tract, Tract 7 of 12 available, is located just southwest of Paris, TX, offering a combination of open space and practical improvements. The property features a custom pipe fence and a gated entrance at the front providing a welcoming first impression. Included are two 24x24 metal buildings—one with two 9x9 roll-up doors, perfect for equipment or vehicle storage, and the other with flexible space that could be converted into a living area, office, or additional storage. An 8x16 storage shed with a roll-up door adds even more utility. Power and water are already connected to some of the buildings, making development and use easier. Located just minutes from Roxton, the property provides quick access to grocery shopping, dining, and small-town conveniences while still enjoying the space and privacy of rural living.



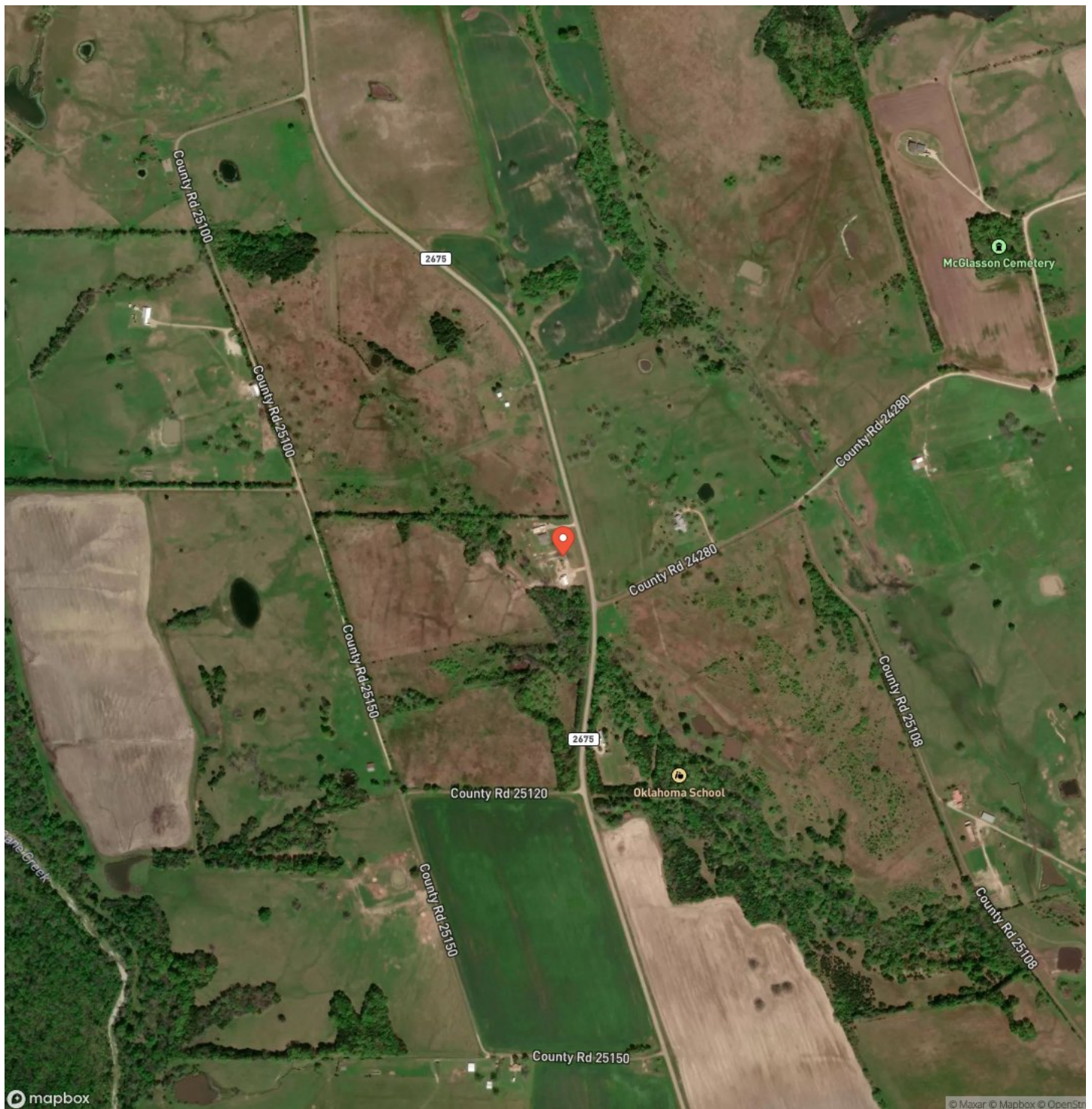
Locator Map



Locator Map



Satellite Map



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Roxton, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Paris, TX 75460

NOTES

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MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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