



SCOTT CREEK FARM

TBD S I-35 Gainesville, TX

20 Acres | \$550,000



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PROPERTY DESCRIPTION

Scott Creek Farm is 20 acres located 3 miles South of Downtown Gainesville. This property has been in row crop production for several years and still has an active lease. Given its location and 350 feet of IH 35 frontage, the Scott Creek Farm is a great commercial, recreational, or investment opportunity.

These 20 acres of ag-exempt land are primarily level, with only 10 feet of elevation change throughout. A wet weather creek on the property's northern border runs the entire property length from East to West. The majority of the property lies within the 100-year floodplain. Electric and water are available at the road.

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SCAN HERE TO SEE MORE OF
SCOTT CREEK FARM

LOCATION

TBD S I-35, Gainesville, TX 76240

33 miles to Denton, 58 miles to Dallas- Fort Worth, 9 miles to the Oklahoma Border.

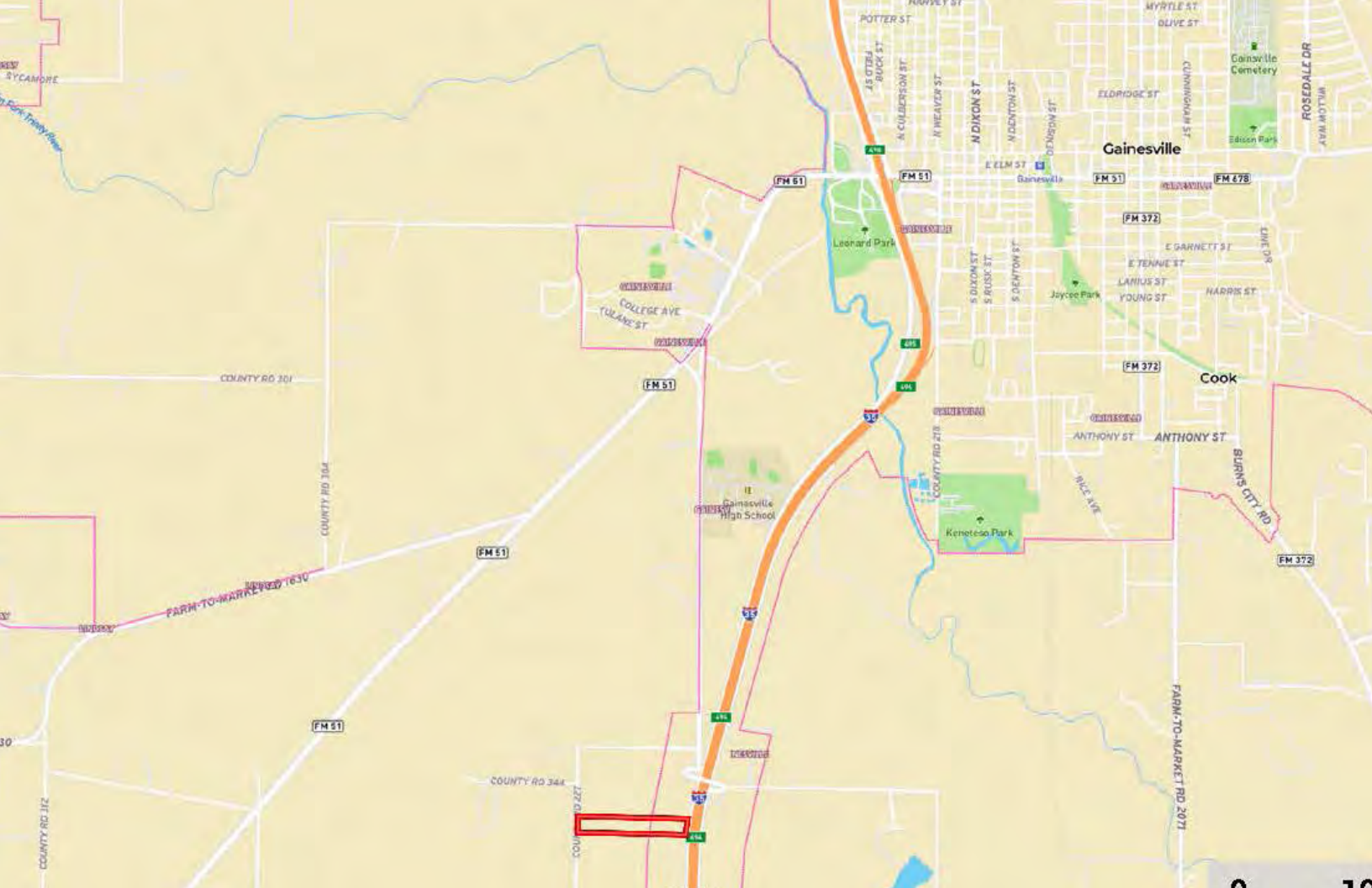
DIRECTIONS

Travelling South on IH 35 from Gainesville, take exit 494 to the frontage road. Property will be on your right in 0.3 miles.

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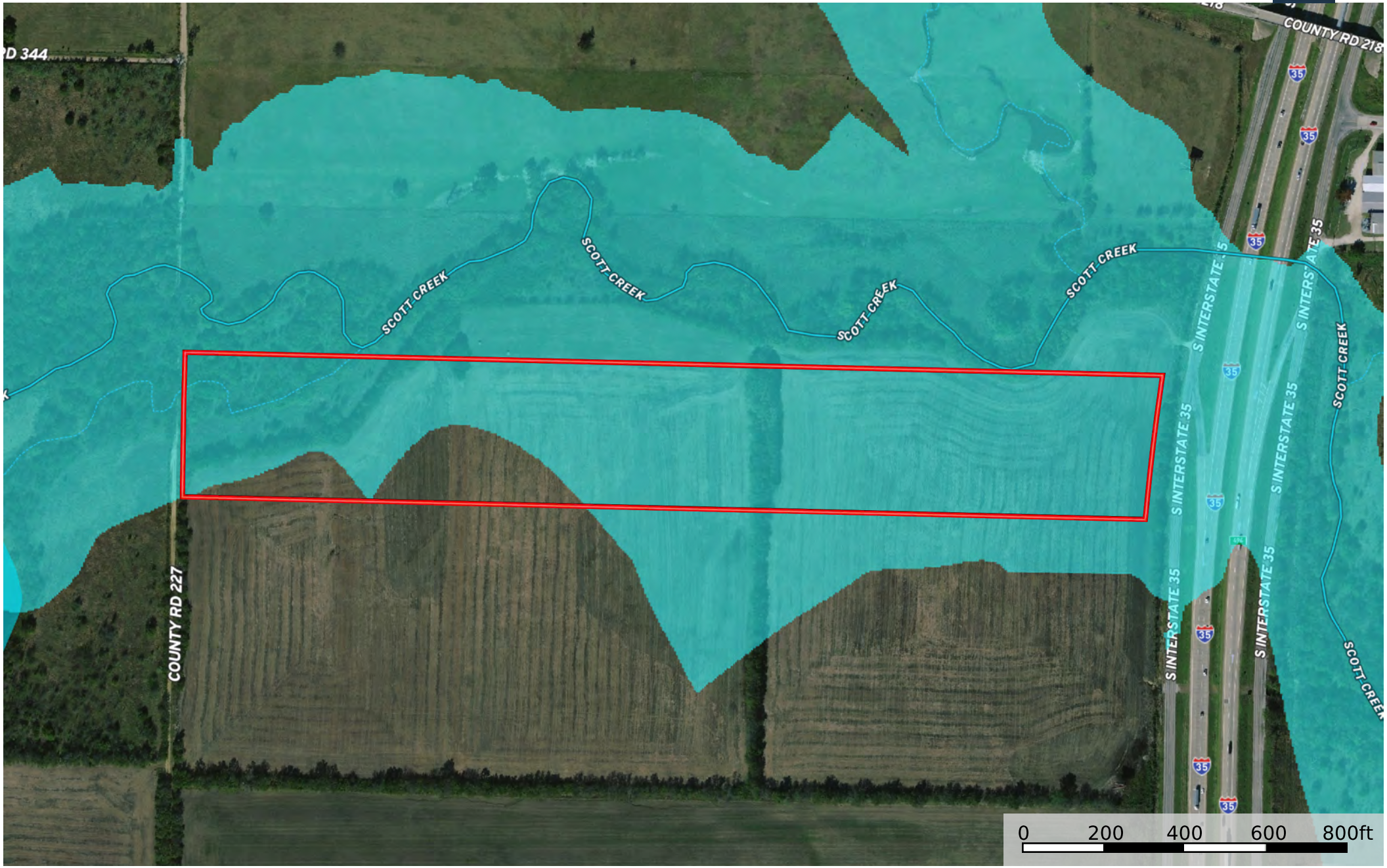


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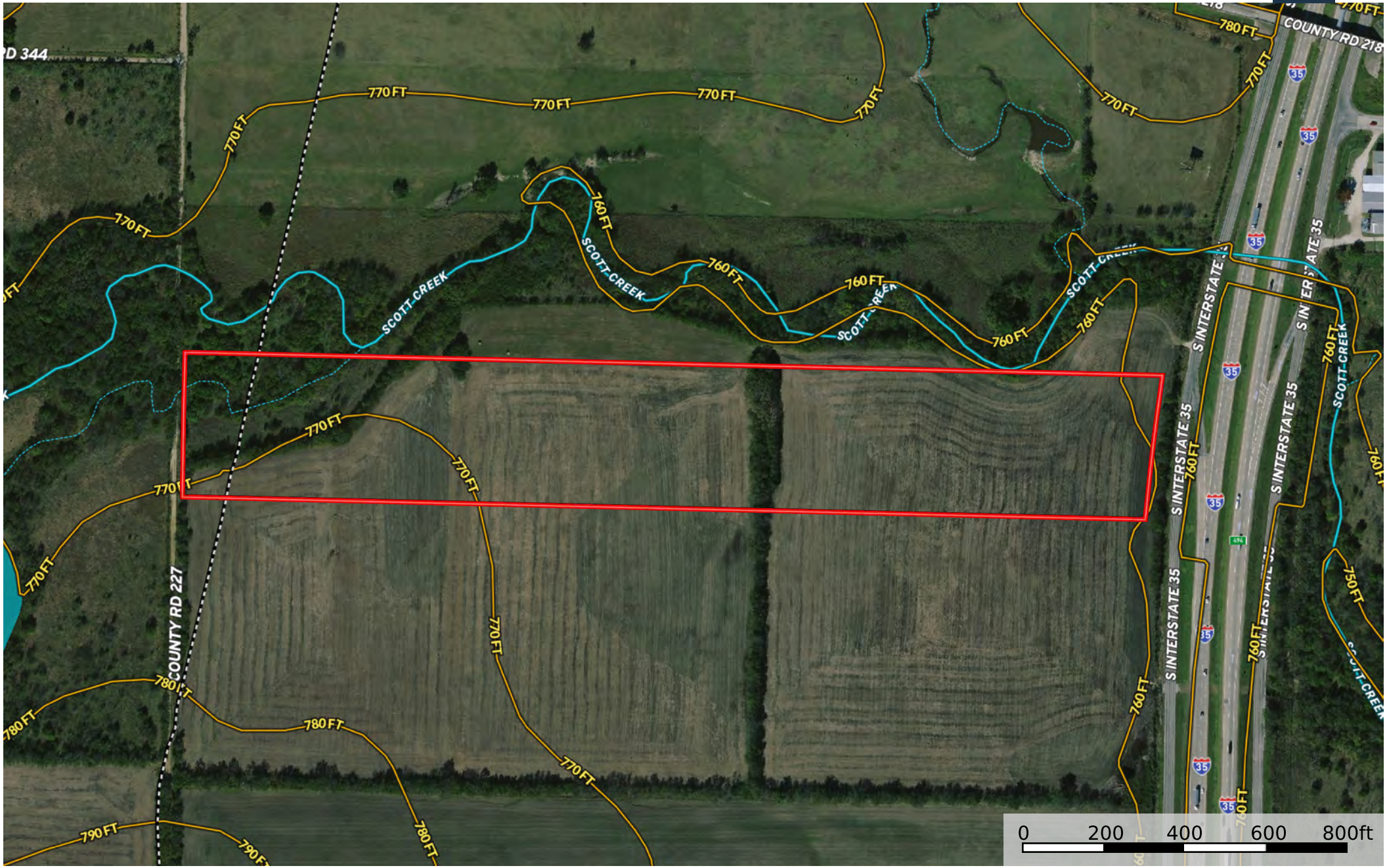




Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included
- Stream, Intermittent
- River/Creek
- Water Body



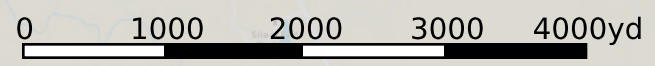
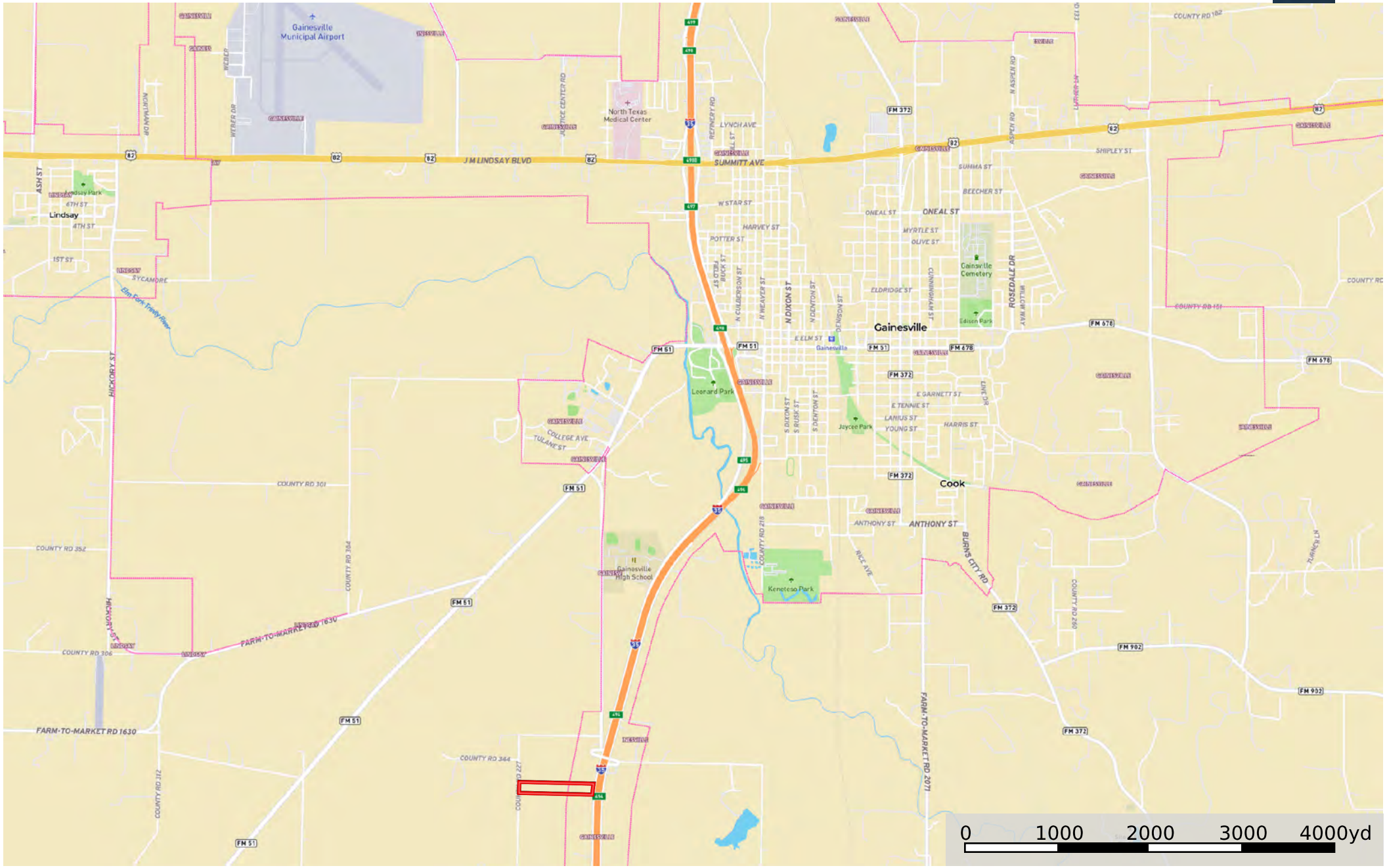


mapbox

Boundary Neighbor

TBD S I-35, Gainesville, TX 76240

Cooke County, Texas, 20 AC +/-



Boundary

info@grandlandco.com
Map boundary is derived from tax parcel data and may not represent the actual property boundary.

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