

RESIDENTIAL LAND FOR SALE



Cr 777

Devine, Texas

United States

Asking Price

\$450,000

Parcel Size **30 Acres**

Date Listed

01/25/2025

Listing ID

GL-

1746506338

Listed by: Homes & Land Magazine

For more information, visit:

<https://www.globallistings.com/12016469>

Overview

30 Acres of Land for Sale - Perfect for Hunting or a Homestead! Looking for the perfect piece of land to build your dream homestead or create a private hunting retreat? This beautiful, wooded 30-acre tract offers a peaceful, natural setting with plenty of potential. Located in a serene area, this property is ideal for outdoor enthusiasts or those looking for privacy and seclusion. Great for Hunting: With its dense tree coverage, the property provides an excellent environment for hunting, wildlife watching, and enjoying the great outdoors. Ideal Homestead Site: Whether you're looking to build a family home, a weekend getaway, or start your own hobby farm, this land offers a blank canvas with plenty of space to develop. Agricultural Exemption: Currently under agricultural exemption, keeping the property affordable with reduced property taxes. The exemption can transfer to the new owner if the land continues to be used for agricultural purposes. Fenced on Three Sides: The land is already fenced on three sides, offering added security and boundary definition. Electricity Nearby: Bringing power to the property will be a simple and cost-effective process. Easement Access: The property has a legal easement for access, ensuring a smooth transition to ownership with no issues regarding ingress and egress. Property Breakdown: 91 total acres with 30 acres available for sale. The seller is also open to selling 15 acres separately, giving you flexibility depending on your needs. Whether you're looking for a larger parcel or a smaller tract to fit your plans, this land offers endless

possibilities. Don't miss out on this rare opportunity to own your own piece of paradise!

Contact

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