

For Sale on Market

**\$170,000**

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Subdivision:** 0062 J B CRAIG

**Lotsize:** 304,920

**MLS# / Area:** NTREIS-21150788

Discover the perfect blend of country charm and convenient access on this beautiful improved tract in Cooper, Texas—just 3 minutes from Highway 24 and an easy 20-minute drive to both Paris and Commerce. This fully fenced property features a pond, making it ideal for livestock, outdoor enjoyment, or simply soaking in the quiet Texas landscape. With no restrictions, the possibilities are wide open; Bring your animals, design your dream home, or create the rural retreat you've always imagined. A newly constructed 2,400 sq ft building adds exceptional value and versatility, perfect for a barn, workshop, or storage space. Whether you're looking to build, farm, or invest, this land offers the freedom and flexibility to make it your own. A wonderful property that truly deserves a visit. Come see the potential for yourself!



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
eXp Realty LLC

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Visit <https://www.har.com/NTREIS-21150788> for more information