



For Sale on Market

**\$1,100,000**

Call 7138840322 Today!

## LAND / UNIMPROVED LAND

Opportunities like this are rare. Introducing the largest land parcel currently available in Tool, Texas—91.39 acres of usable, versatile land ready for whatever vision you bring. Whether you're dreaming of a private ranch, future development, or a long-term investment, this property delivers space, flexibility, and potential. Located within city limits yet offering a true country feel, the land is fenced and gated, currently under an agricultural exemption, and features four ponds, level topography, and a mix of mature trees and native grasses. Even better the utilities are already in place on the southeast portion, including water, sewer, and a well giving you a valuable head start. Large tracts with this kind of size, location, and infrastructure are getting harder to find. This isn't just land. It's your next opportunity. Buyer's agent and Buyer

### GENERAL DESCRIPTION

**Subdivision:** None

**Property Type:** Land / Unimproved Land

**Lotsize:** 3,980,950 / ASSESSOR

**MLS# / Area:** NTREIS-21218423



Presented By  
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Century 21 Lucky Money

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Listing Broker  
Ebby Halliday Realtors

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Visit <https://www.har.com/NTREIS-21218423> for more information