

# \$4,312,369 - 507 County Road 3102, Greenville

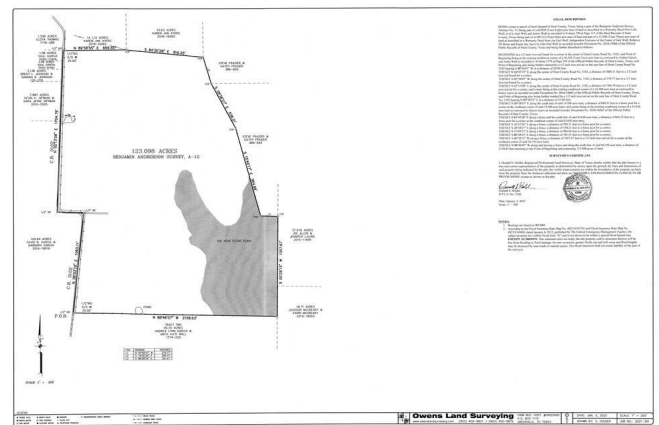
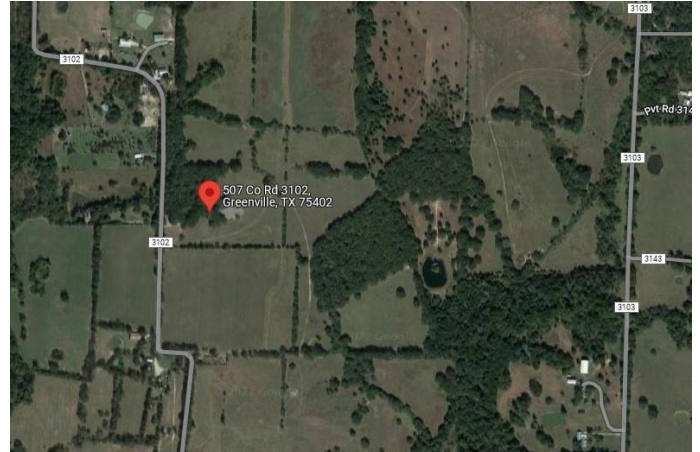
MLS® #20076684

**\$4,312,369**

0 Bedroom, 0.00 Bathroom,  
Land on 123.10 Acres

Anderson B, Greenville, TX

The belle of Hunt county! Beautiful operating cattle ranch future home site or development in Hunt County, Texas. Spectrum Cable Fiber Internet just installed in road with tap to property. No dwelling structures are present. Features some older farm & ranch outbuildings. Nice pastures with gentle rolling terrain, ponds, trees, fully fenced with some cross fences. Electric drop and meter on site but not connected. Ideal country place for city dwellers looking to get out of the city. Seller will do lease back to keep AG exemption if needed. Sink a well or use existing community water source, water provided by Shady Grove [www.shadygrovesud.com](http://www.shadygrovesud.com). Agent must be present to show with advance appointment. Property has recent survey that reflects more land area than the county tax record shows.



## Essential Information

MLS® #	20076684
Price	\$4,312,369
Bathrooms	0.00
Acres	123.10
Type	Land
Sub-Type	Ranch
Status	Active

## Community Information

Address 507 County Road 3102

## Ranch For Sale

### JW Ranch

507 County Road 3102  
Greenville, Hunt County, Texas 75402

+/- 123.098 Acres Per New Survey  
South side of I-30 – East of Downtown Greenville

+/- 3,000 feet south of I-30

Easy access to major highways

Current working cattle ranch

Click this [LINK](#) for drone video

Map [LINK](#)

Spectrum Cable fiber internet in ground now!

Beautiful terrain with fencing, trees, tanks, great vistas!

Great spot for getaway homesite

Click this [LINK](#) for the survey

Call today for more info!



LAUGHLIN  
COMMERCIAL REALTY GROUP

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Information furnished is from sources deemed reliable; however, we do not guarantee it and present it subject to changes in price, corrections, errors & omissions, prior lease or withdrawal without notice.

Subdivision	Anderson B
City	Greenville
County	Hunt
State	TX
Zip Code	75402

### Amenities

Utilities	Cable Available, Co-op Electric, Co-op Water, Electricity Available, Propane
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### Exterior

Lot Description	Acreage, Agricultural, Cleared, Greenbelt, Hilly, Many Trees, Tank/Pond, Varied
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### School Information

District	Greenville ISD
Elementary	Lamar
Middle	Greenville
High	Greenville

### Additional Information

Zoning	Rural agricultural in county
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### Listing Details

Listing Agent	Grant Laughlin
Listing Office	LAUGHLIN COMMERCIAL REALTY

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Listing information last updated on May 18th, 2024 at 8:00pm CDT