

LAND FOR SALE

# 12 ACRES OF PEACE AND POSSIBILITY IN CELESTE, TEXAS

PRICE: **\$287,000**

COUNTY: **HUNT**

STATE: **TEXAS**

ACRES: **12**



## PROPERTY FEATURES

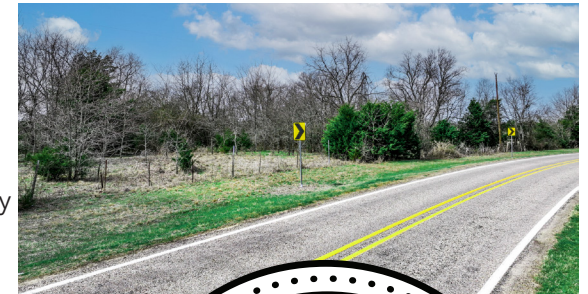
- Excellent homesite potential – perfect spot for a barndominium or custom home
- Located just outside Celeste in Hunt County, an easy drive to Greenville or McKinney
- No known restrictions - bring your animals, tiny home, or small ranch plans
- Scattered trees provide privacy and shade while maintaining a usable pasture
- Rural FM road frontage for easy access
- Electricity and water are available nearby (confirm utility provider)
- Ag-exempt potential for low property taxes
- Peaceful rural setting with beautiful sunset views and abundant wildlife

For more information, contact:

**WES ARMSTRONG**, Land Agent

**903.243.9805** | [WArmstrong@MidwestLandGroup.com](mailto:WArmstrong@MidwestLandGroup.com)

**MidwestLandGroup.com**



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.