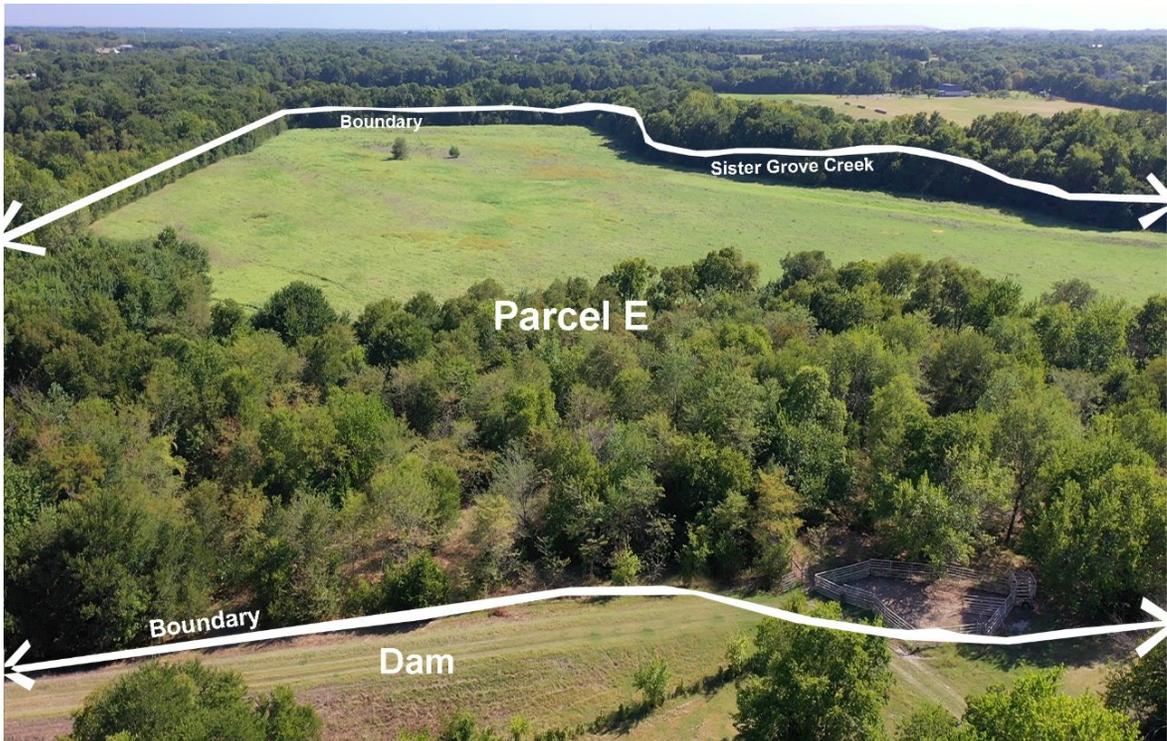


# Vigneto Del Lago - Parcel E



- **Landowner:** Brunhild Investments, Inc.      **Address:** 5880 FM 2862, Anna, TX 75409
- **Parcel D Size:** 69 Acres (out of the total 340-acre property)
- **Land Price:** \$1,331,700      **Average price/acre:** \$19,300/acre
- **Background:** Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel E is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

**Vigneto Del Lago - 340 Acres:**

**Property Video:** [DreamlandAnna.com](http://DreamlandAnna.com)

- **Parcel E Location (within Vigneto Del Lago):** Parcel E is the parcel situated in the southeastern portion of the 340-acre property.
  - Northern Boundary: 27-acre Lake and dam and Parcel B.
  - Eastern Boundary: Tree line and Parcel D to northeast and adjacent landowner to southeast.
  - Southwest Boundary: Sister Grove Creek
- **Topography:** Parcel E is situated on 69 acres whereby approximately 8 acres is composed of heavily wooded lots suitable for residential use and/or equine/livestock barn(s). The remaining acreage in Parcel E (approximately 61 acres) is composed of 100-year flood plain acreage located along Sister Grove Creek. The flood plain portion of Parcel E is potentially a good location for recreational amenities, equine recreation and trails, and/or livestock turnout pastures.

- Parcel Accessibility: Ingress and egress comes from the north, through Parcels A and B and the frontage on FM 2862. Additional access is possibly available from CR 511 to the east through Parcel D and the adjacent property further east, if such land and access is acquired from Brunhild Investments, Inc's (reserved adjacent property). Additional access is likely available from the private road (Westover Lane) on the northern boundary of Parcel E.
- Access to Utilities: City water and electricity already exist on the northern frontage of Parcel A and Parcel C running along FM 2862. Requires Septic.
- Improvements: None
- Water Features: The scenic, Sister Grove Creek meanders along the southwestern portion of Parcel E.
- Conditions: Accessibility easement needed through Parcels A and B or alternatively through Parcel D and C for access to Parcel E.

