



NORTH TEXAS PROPERTY LISTINGS

Available

No photo available

Cute 2/1 in Sherman — 621 N Wharton St

621 N Wharton St, Sherman, TX 75092 · Grayson County

\$94,000.00

Beds	2	Baths	1
Square Footage	958 sqft	Lot Size	—
Year Built	1952	Occupancy	Vacant
Listing Source	Wholesaler		
Property Type	Single-Family		
Investment Strategy	Fix & Flip		
Listing Type	Standard Sale		
Condition	Full Rehab		
Closing Date	Aug 4, 2026	EMD	\$5,000.00
ARV	\$165,000.00	Repair Estimate	\$34,000.00

Descriptive Text

Roof is good, foundation is good, AC is window units — budget for a mini split. Neighborhood is nice and well kept. Large lot with brand new shed in the back.

SYSTEMS & UTILITIES

New Roof

Rehab Notes

Roof: recently replaced.
Foundation: walks flat.
HVAC: window units work — budget for mini split.

Terms & Conditions

- \$5,000 non-refundable earnest money deposit
- Buyer pays all standard closing costs
- Property sold as-is
- MOC filed on property — released upon closing

Contact Wholesaler: Pake Montgomery — Sell to Bumblebee | 903-821-0643 | pake@selltobumblebee.com