NORTH TEXAS
PROPERTY LISTINGS

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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

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