

**72.1 Acre Red River County Hunting
Property**
Talco, TX 75481

\$200,000
72.100 +/- acres
Red River County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

72.1 Acre Red River County Hunting Property Talco, TX / Red River County

SUMMARY

City, State Zip

Talco, TX 75481

County

Red River County

Type

Hunting Land

Latitude / Longitude

33.3626129 / -95.1046638

Taxes (Annually)

130

Dwelling Square Feet

375

Acreage

72.100

Price

\$200,000

Property Website

<https://moreoftexas.com/detail/72-1-acre-red-river-county-hunting-property-red-river-texas/24860/>



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PROPERTY DESCRIPTION

Looking for an affordable hunting property and weekend get-a-way? This recreational property just under 2 hours from Dallas is the property for you.

The 72.1 acres is heavily wooded with trails cutting through the property allowing for easy access to hunting blinds and feeders. Blinds and feeders are already strategically placed throughout the property making this a fantastic turn-key hunters paradise. The elevated camp site features a Pioneer Travel Trailer as well as an enclosed storage shed that is perfect for ATV and equipment storage. This property is along the Sulphur River creating a great travel corridor and habitat for White-tailed deer, Wild Hogs and Turkey. Come experience the beautiful landscape and excellent hunting that East Texas has to offer.

This property is mostly in the flood plain with a half-acre campsite area elevated out of the flood plain where the RV and storage shed are located.

Improvements:

- 25 x 15 Storage shed
- Pioneer Travel Trailer
- 3 Deer Blinds
- 3 game feeders
- Gate at entry

Access:

- Gated entry from US Highway 271 North of Talco, TX.

Utilities:

- Electricity available through Texas-New Mexico Power Company along Highway 271. Running water is already located on the property.

Wildlife:

- An abundance of White Tail Deer
- Wild Hogs frequently on the property
- Wild Eastern Turkey
- Raccoons, Squirrels, Rabbits and other small game



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Vegetation:

-Mix of Hardwood trees. Oak Trees, Osage-Orange Trees, Elm Trees

Fencing:

- Fencing on the North Boundary of Property
- Gated entrance and fencing on Southern Boundary

Water:

- Half-acre pond
- Roughly 1000ft from the Sulphur River
- 1/2 mile from River Crest Lake

Climate:

- Average of 48 inches of Rainfall per year
- Average of 211 Sunny Days per year

Soil:

- Kaufman Clay Soil

Leases & Easements:

- There are no leases or easements currently on the property

Minerals:

- No Minerals convey with the property

Taxes:

~ \$130 per year

Location:

- 125 Miles from Dallas
- 86 Miles from Tyler
- 71 Miles from Texarkana



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For more information Contact

Anders Land - (940) 268-4577

Keaton Livingston - (469) 734-3112

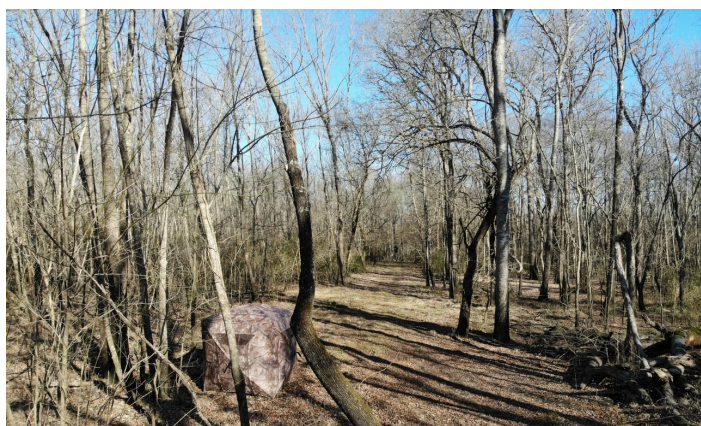


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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Anders Land

Mobile

(940) 268-4577

Office

(833) 466-7389

Email

aland@mossyoakproperties.com

Address

4000 W University Drive

City / State / Zip

Denton, TX 76207

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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