

116-Acre Recreational Tract in Franklin County
TDB FM 71
Talco, TX 75487

\$399,000
115.986± Acres
Franklin County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

116-Acre Recreational Tract in Franklin County
Talco, TX / Franklin County

SUMMARY

Address

TDB FM 71

City, State Zip

Talco, TX 75487

County

Franklin County

Type

Hunting Land, Recreational Land, Riverfront, Timberland,
Undeveloped Land, Residential Property

Latitude / Longitude

33.359697 / -95.156866

Taxes (Annually)

7000

Acreage

115.986

Price

\$399,000

Property Website

<https://moreoftexas.com/detail/116-acre-recreational-tract-in-franklin-county-franklin-texas/36677/>



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PROPERTY DESCRIPTION

Looking for a Weekend getaway, Recreation property with excellent Hunting? This 116-Acre tract has a great mix of beautiful hardwoods, luscious open meadows, and wildlife inhabited bottom lands. Several trails dissect the property giving easy access to all features of the property. Currently used for hunting and recreation, this land has a rich history and has been in the same family since the end of WWII. The property also has a beautiful fork of the Sulphur River running through the northern side, creating a great travel corridor for a variety of Texas wildlife and adding a unique element of beauty.

Improvements:

There have been several trails cut throughout the property.

Access:

- Access from Highway 71

Utilities:

- There is currently no water or electricity on the property.

Wildlife:

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

Vegetation:

- Mix of Hardwood trees. Oak Trees, Cedar Trees

Water:

- .2-acre pond
- Roughly 1000ft of Creek from a Fork in the Sulphur River
- Roughly .6 Miles from River Crest Lake
- The property is roughly 40% Floodplain

Climate:

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

Soil:

- Mix of Clay Soils



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Leases & Easements:

- There are no leases or easements currently on the property

Minerals:

- Any Mineral interest Will Convey

Taxes:

~ \$7,000 per year, No exemptions currently

Location:

- 2 Miles West of Talco, TX
- 125 Miles from Dallas (~1 Hour and 45 Minutes)
- 86 Miles from Tyler (~1 Hour 30 minutes)
- 71 Miles from Texarkana (~1 Hour)

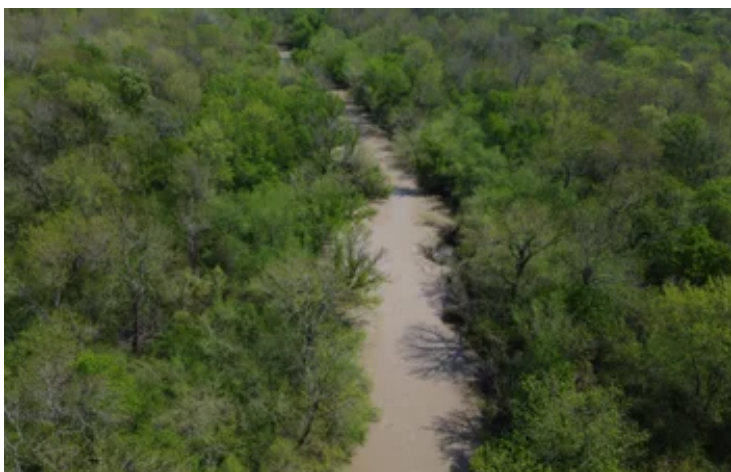


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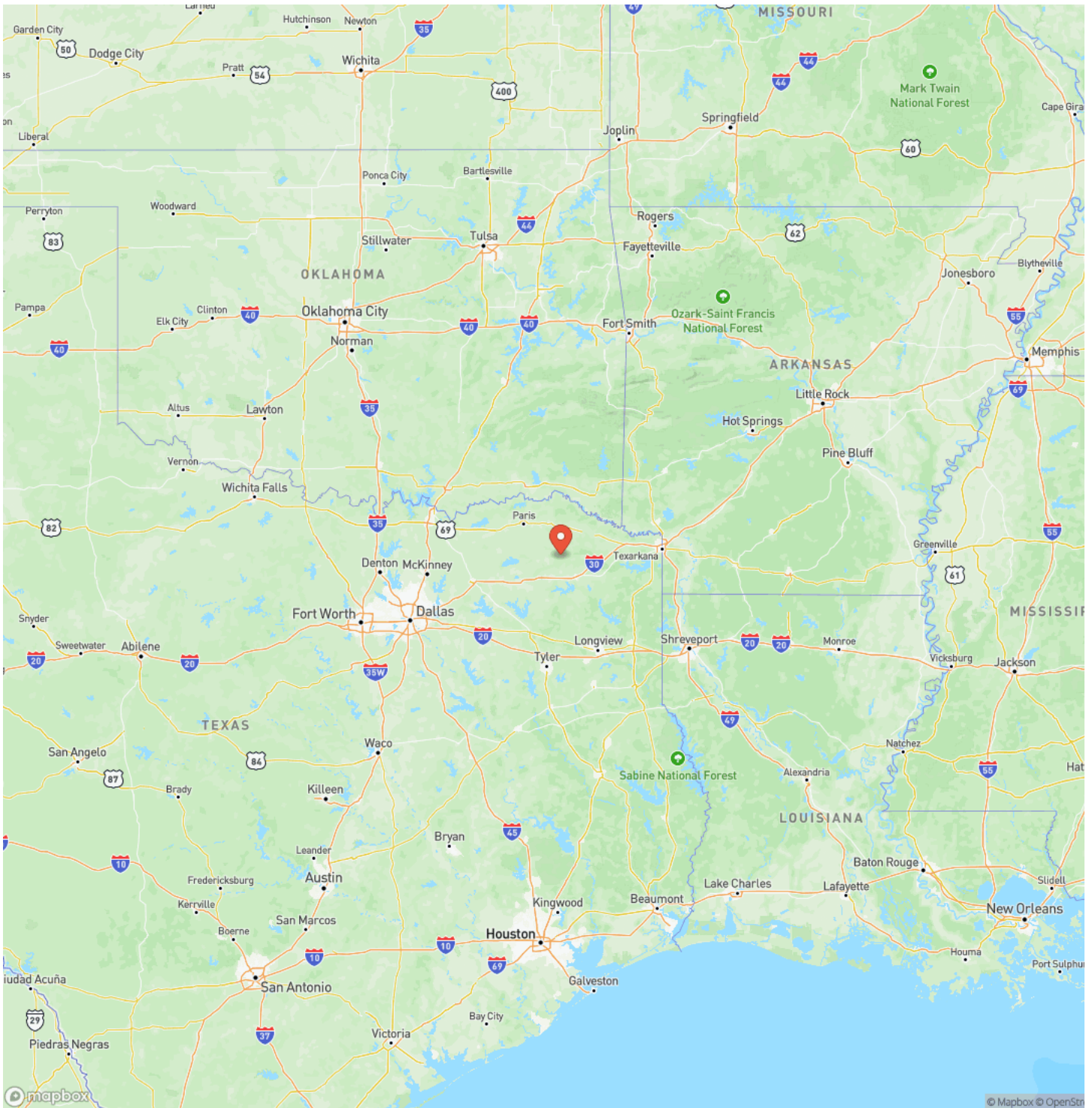
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Talco, TX / Franklin County

Locator Map



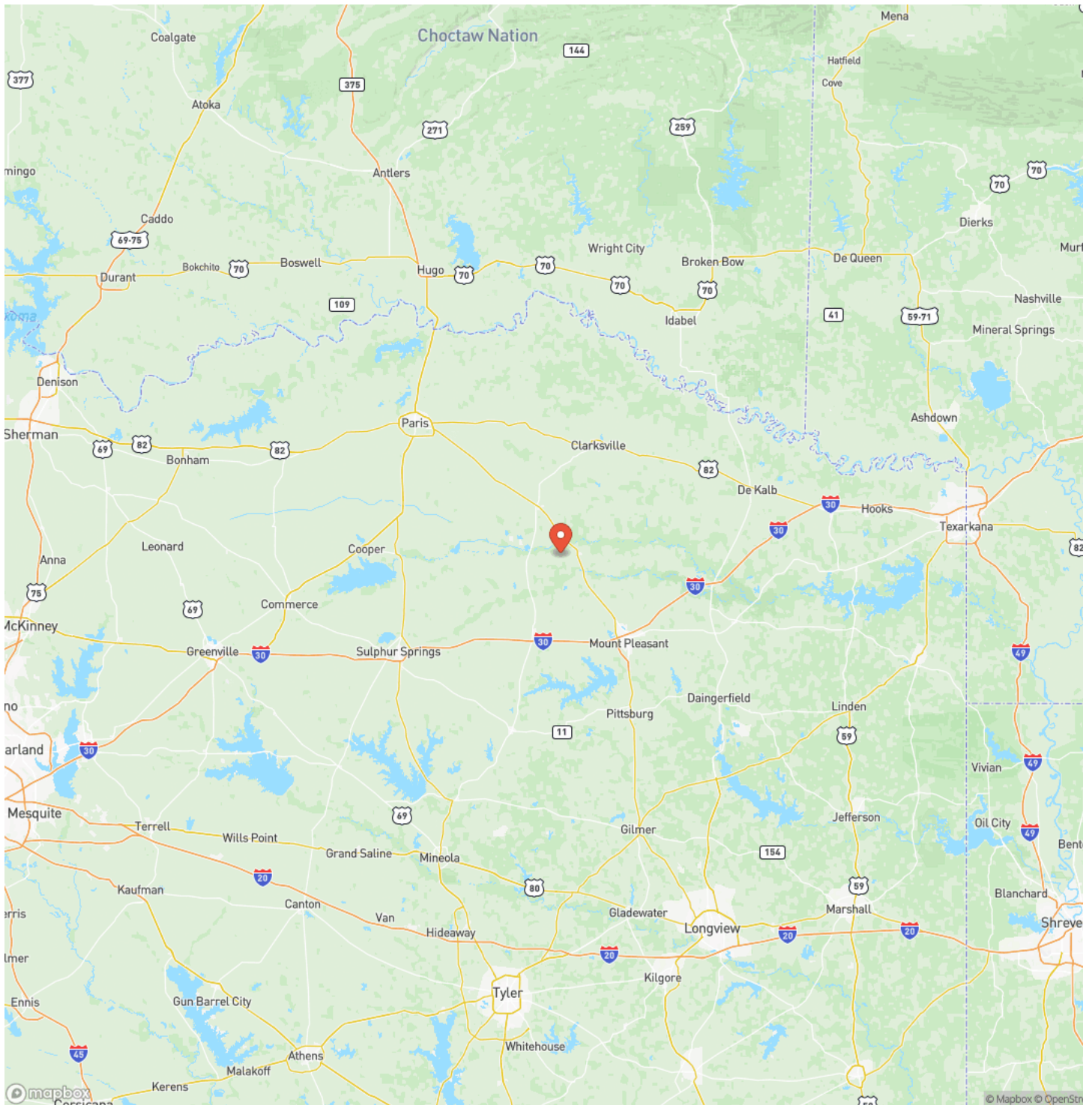
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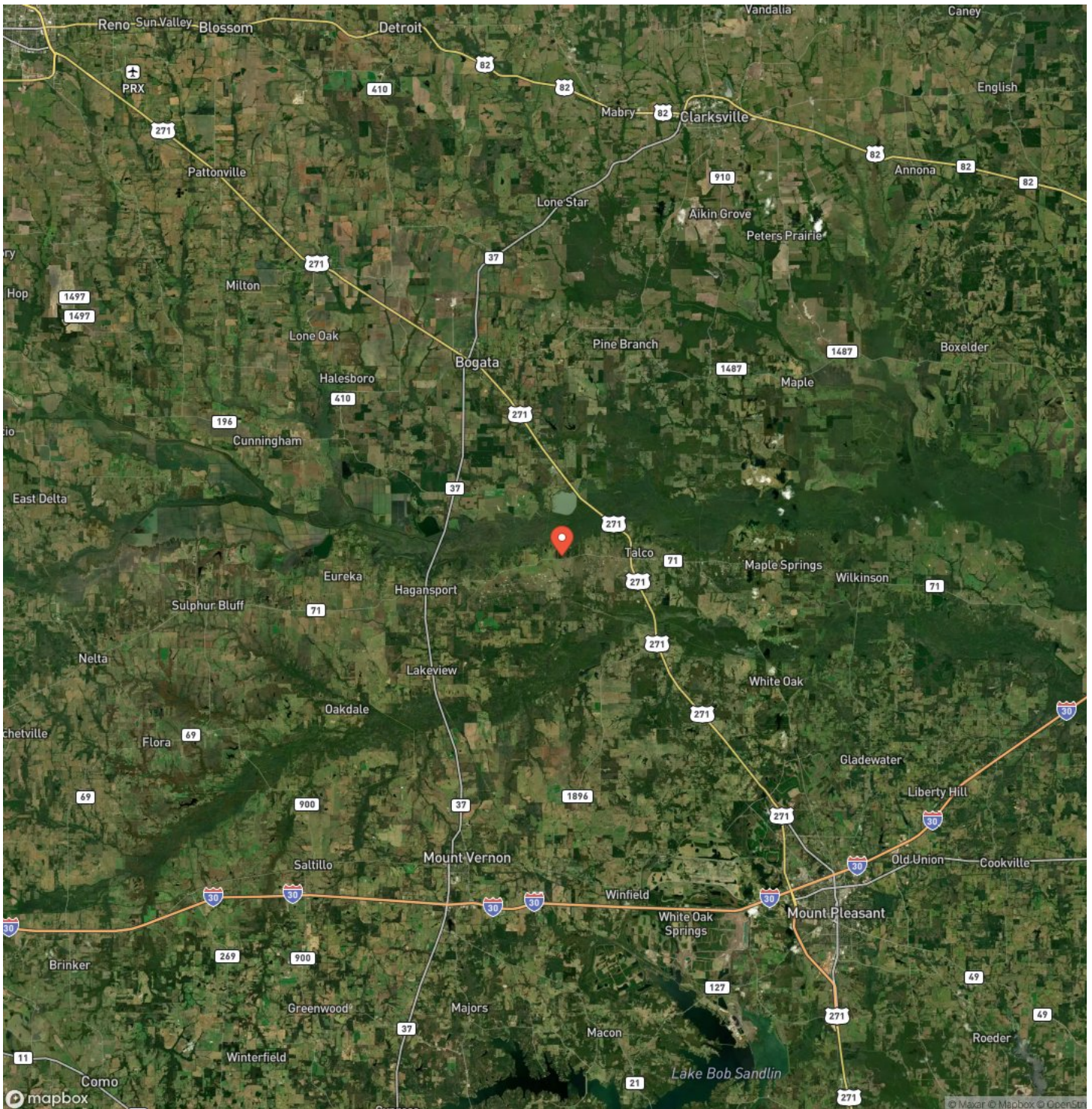
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Denton, TX 76207

NOTES

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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 relation 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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