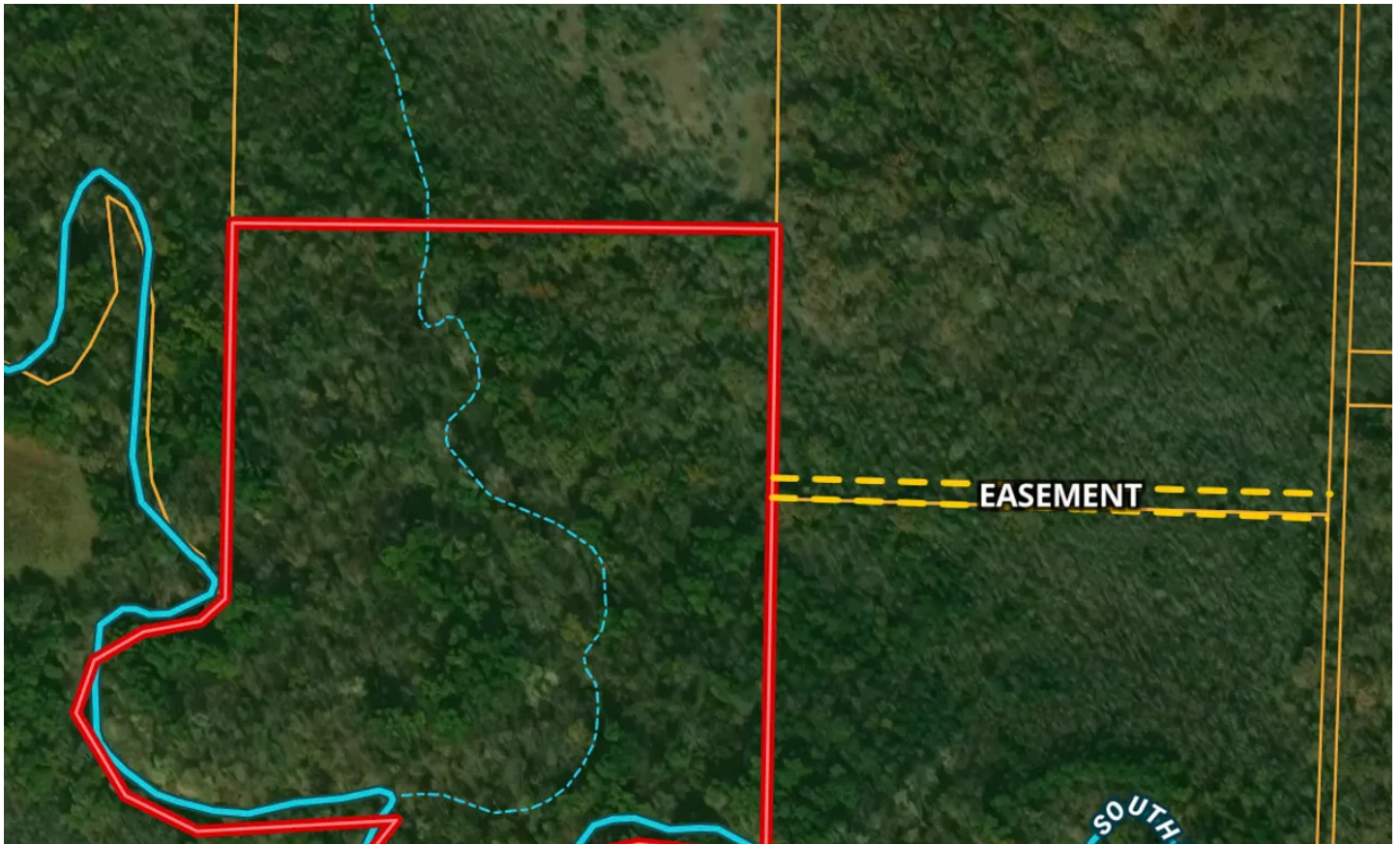


TBD CR-4727, Wolfe City, Texas 75087
TBD CR-4737
Wolfe City, TX 75087

\$190,000
29.600± Acres
Hunt County



TBD CR-4727, Wolfe City, Texas 75087
Wolfe City, TX / Hunt County

SUMMARY

Address

TBD CR-4737

City, State Zip

Wolfe City, TX 75087

County

Hunt County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Riverfront, Timberland, Horse Property, Lot, Business Opportunity

Latitude / Longitude

33.295527 / -96.055379

Acreage

29.600

Price

\$190,000

Property Website

<https://ranchmanproperties.com/detail/tbd-cr-4727-wolfe-city-texas-75087-hunt-texas/62216/>



PROPERTY DESCRIPTION

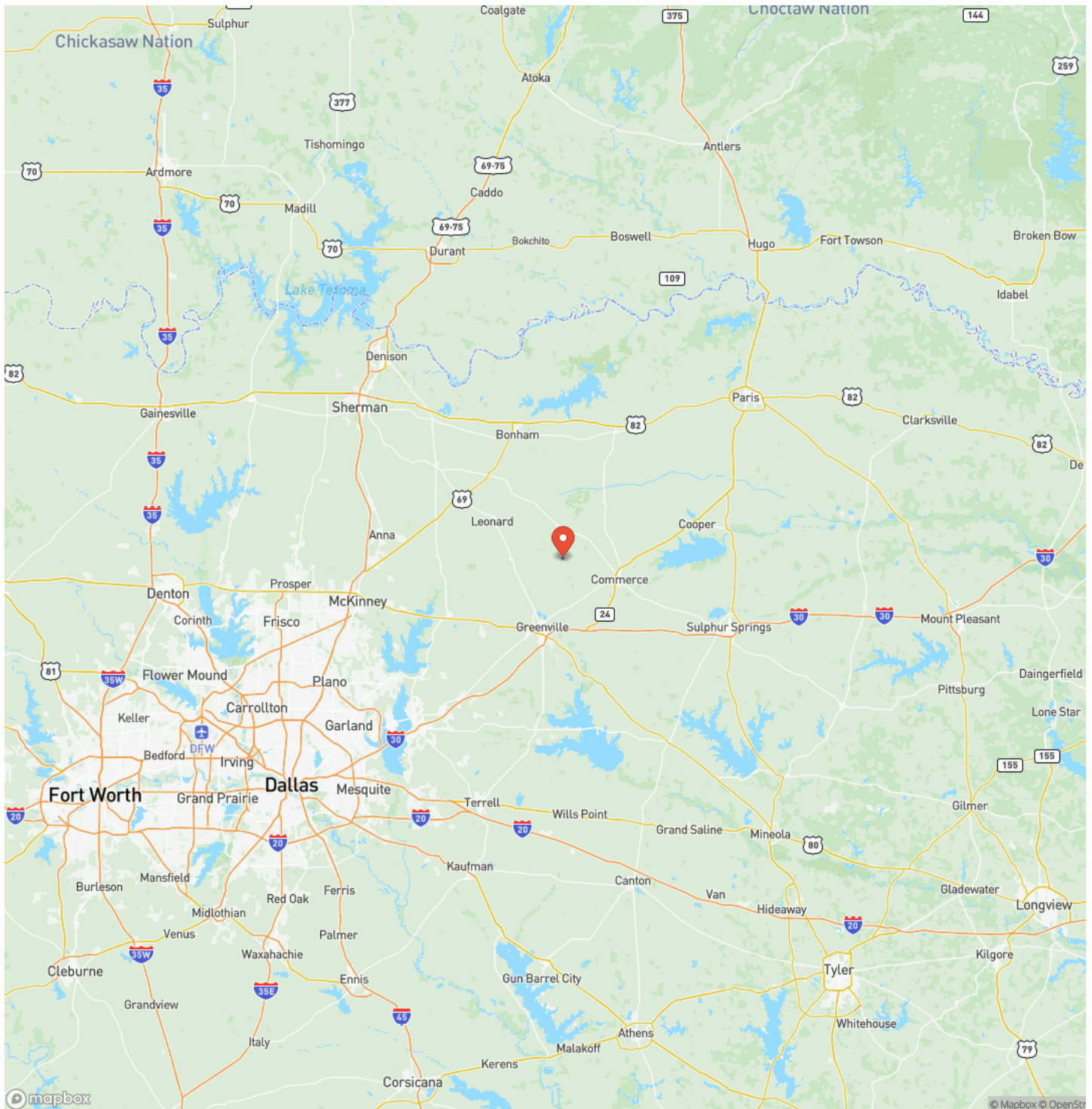
Incredible Hunting and Recreational property! The Suphur River cuts through the whole southern portion of this property providing an amazing water source for every kind of wildlife. There's almost 30 acres of wooded, brush filled land that is saturated with deer, hogs, wolves, raccoons and the list goes on! It's the perfect location to cut shooting lanes, feeders, blinds, etc to build your own hunting paradise. The land has a wildlife exemption for great tax savings. There is a 1000 ft long, 30 ft wide access easement that comes with the property. The easement has been cleared for an ATV or UTV. Not accessible by full size vehicle.



Locator Map



Locator Map



Satellite Map



TBD CR-4727, Wolfe City, Texas 75087
Wolfe City, TX / Hunt County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Dunks

Mobile

(254) 718-4344

Email

brian@ranchmanproperties.com

Address

634 N. Teel Pkwy #5307

City / State / Zip

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.

[illegible]

MORE INFO ONLINE:
RanchmanProperties.com

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.



Ranchman Properties
2434 Lillian Miller Pkwy
Denton, TX 76205
(940) 320-9181
RanchmanProperties.com

