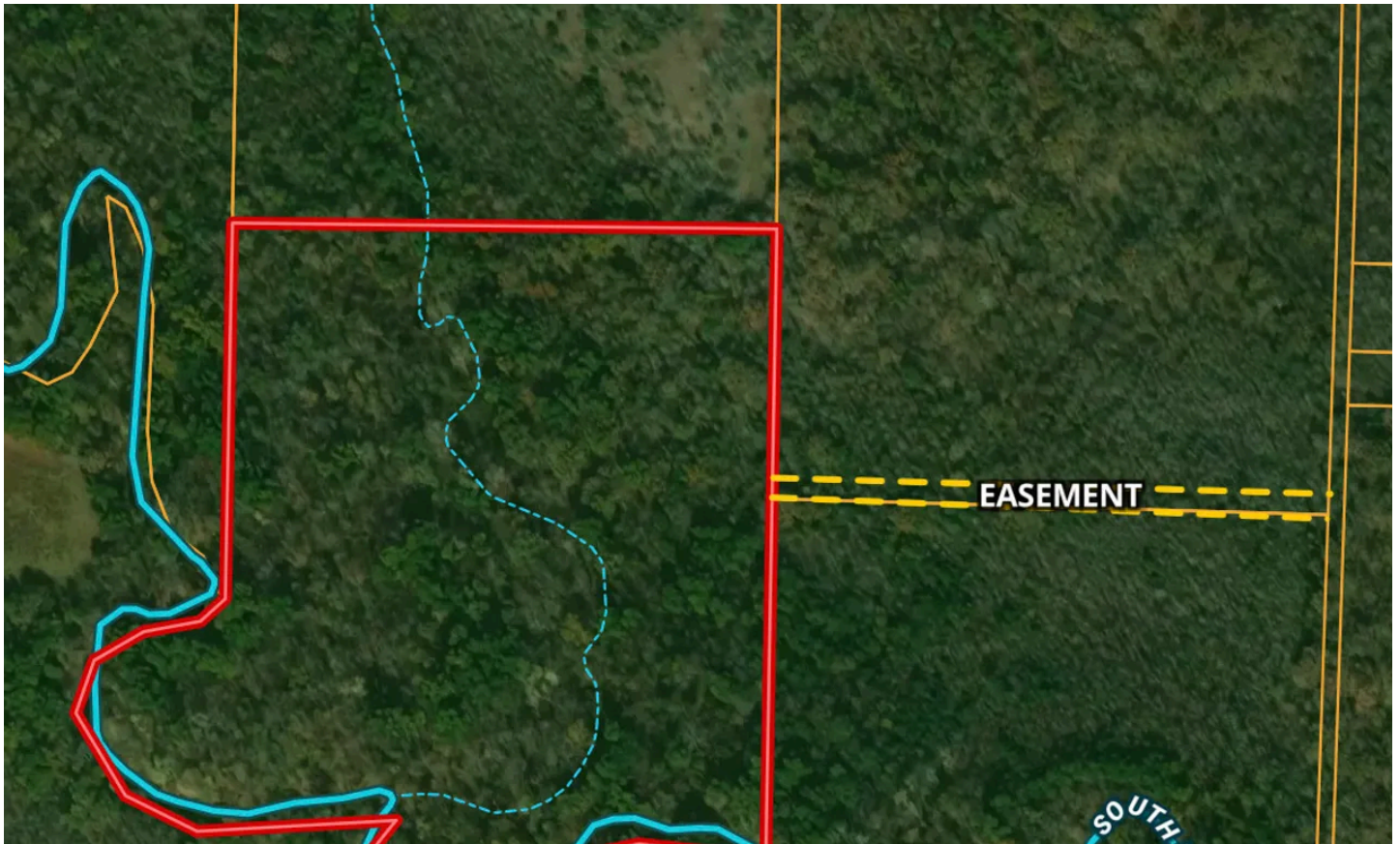


TBD CR 4727, Wolfe City, Texas 75087
TBD CR 4727
Wolfe City, TX 75087

\$190,000
29.600± Acres
Hunt County



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

SUMMARY

Address

TBD CR 4727

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/>

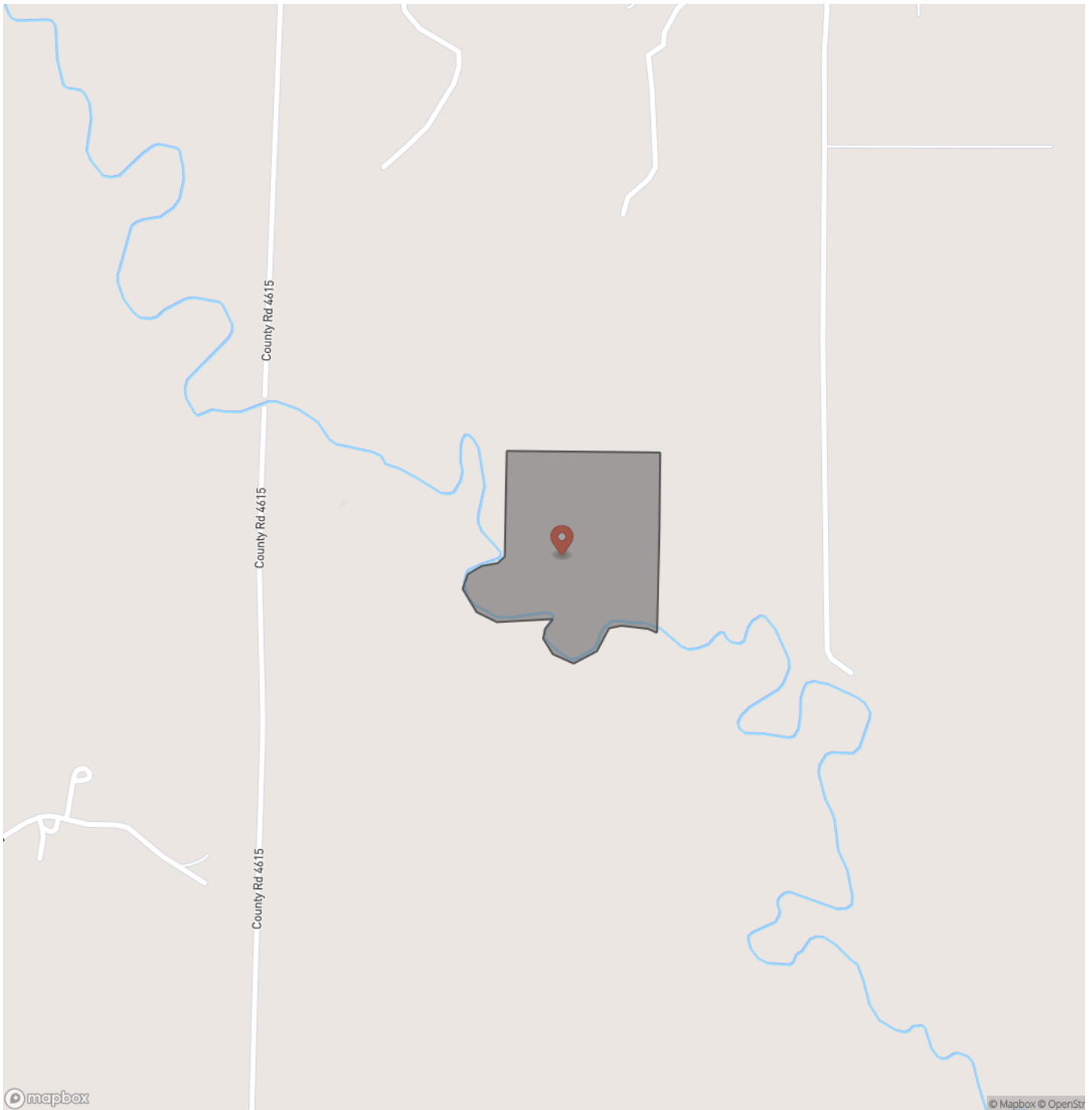


PROPERTY DESCRIPTION

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.

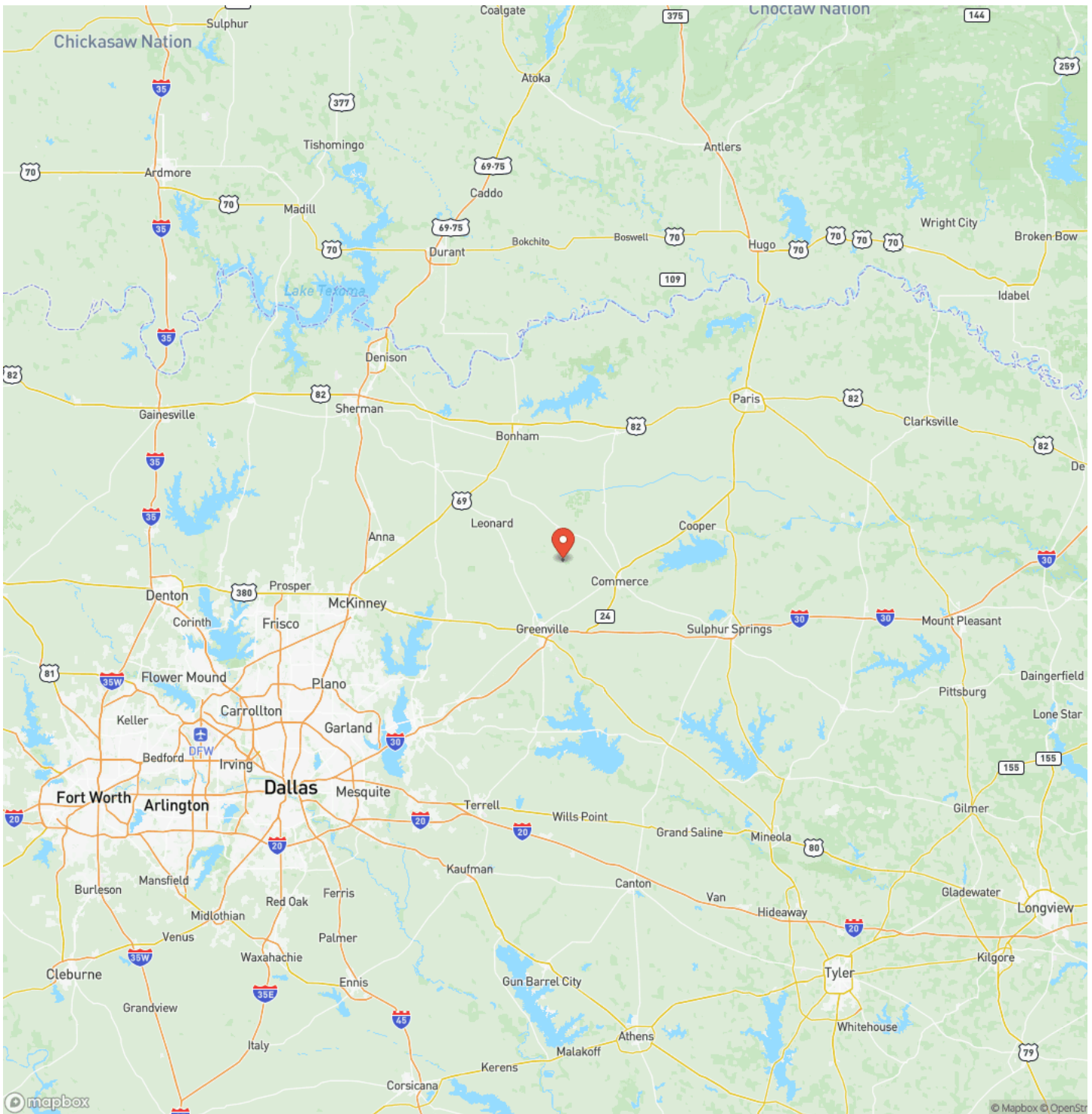


Locator Map



Wolfe City, TX / Hunt County

Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

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(254) 718-4344

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634 N. Teel Pkwy #5307

City / State / Zip

NOTES

[illegible]

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MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

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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 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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