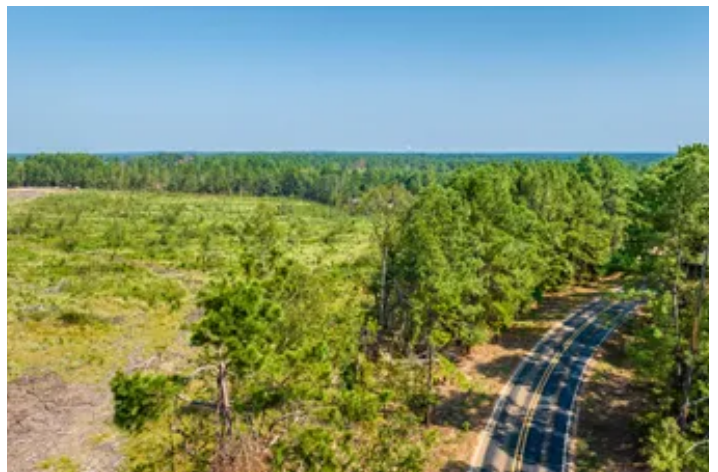


Rolling Hills
Rolling Hills
Bloomburg, TX 75556

\$554,850
144.35± Acres
Cass County



Rolling Hills
Bloomburg, TX / Cass County

SUMMARY

Address

Rolling Hills null

City, State Zip

Bloomburg, TX 75556

County

Cass County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.137909 / -94.057406

Acreage

144.35

Price

\$554,850

Property Website

<https://www.forestryrealestate.com/property/rolling-hills/cass/texas/42899/>



Rolling Hills Bloomburg, TX / Cass County

PROPERTY DESCRIPTION

Your opportunity to own a unique piece of Texas awaits! The diverse landscape of rolling hills, towering hardwoods, and peaceful pines create a picturesque setting where your custom touches could create that showplace you have always wanted. This Texas land for sale is in the heart of big deer country, and the habitat here encourages a healthy deer population and a chance to grow big bucks! Part of the property has been cleanly harvested and could easily be converted into pasture or replanted to ensure long-term returns on your investment. The property has significant highway frontage on two sides, and electricity is available. Rolling Hills is a rare opportunity to own land in this sought-after area.

Convenient to the Dallas, FW area, and Shreveport, you are just minutes from Atlanta or Texarkana, Texas. Don't hesitate to call Brian DePriest today to learn how to make this slice of heaven home.

Seller is retaining mineral rights.

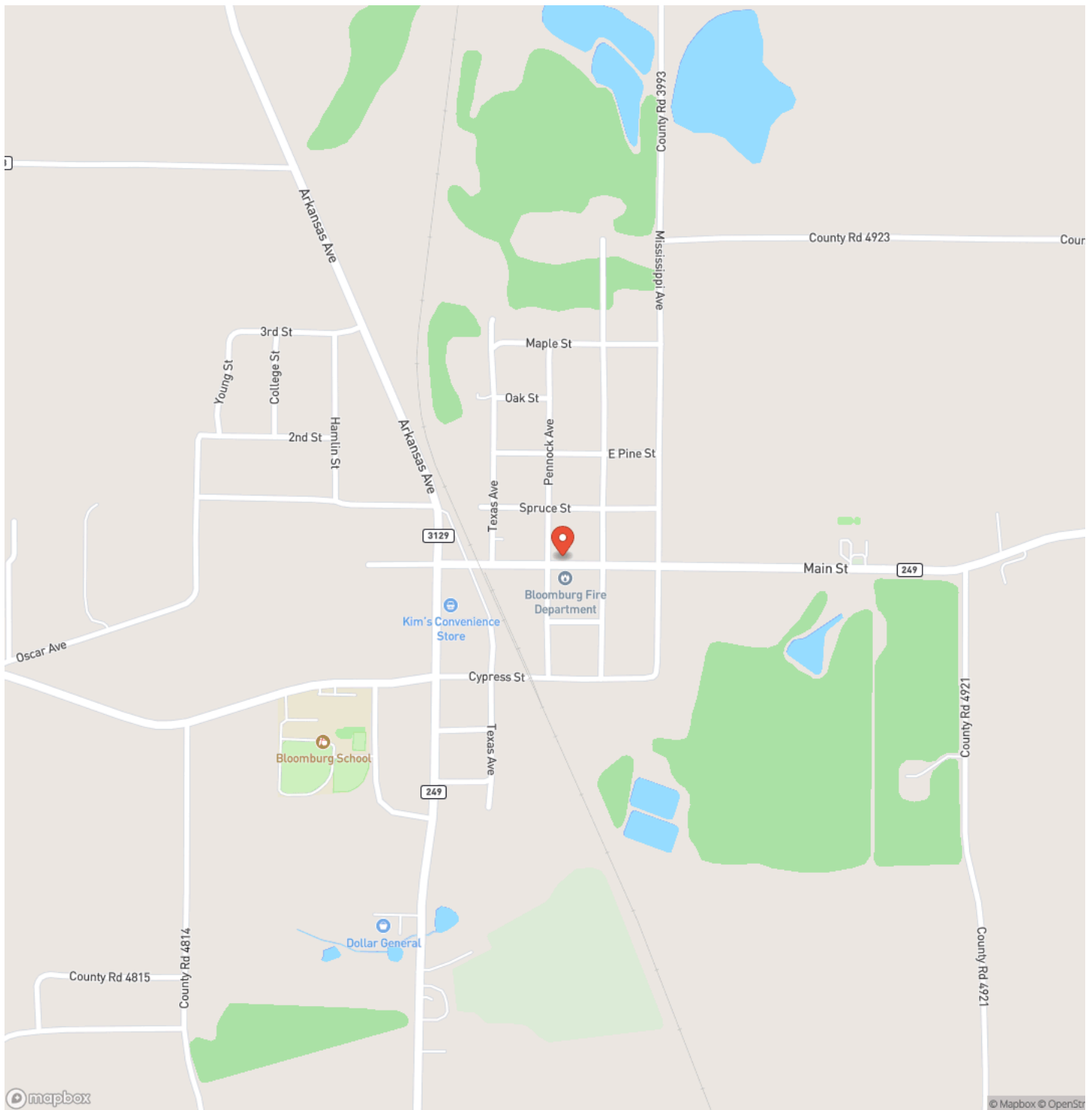
[Consumer Protection Notice](#) | [Information on Brokerage Services](#)



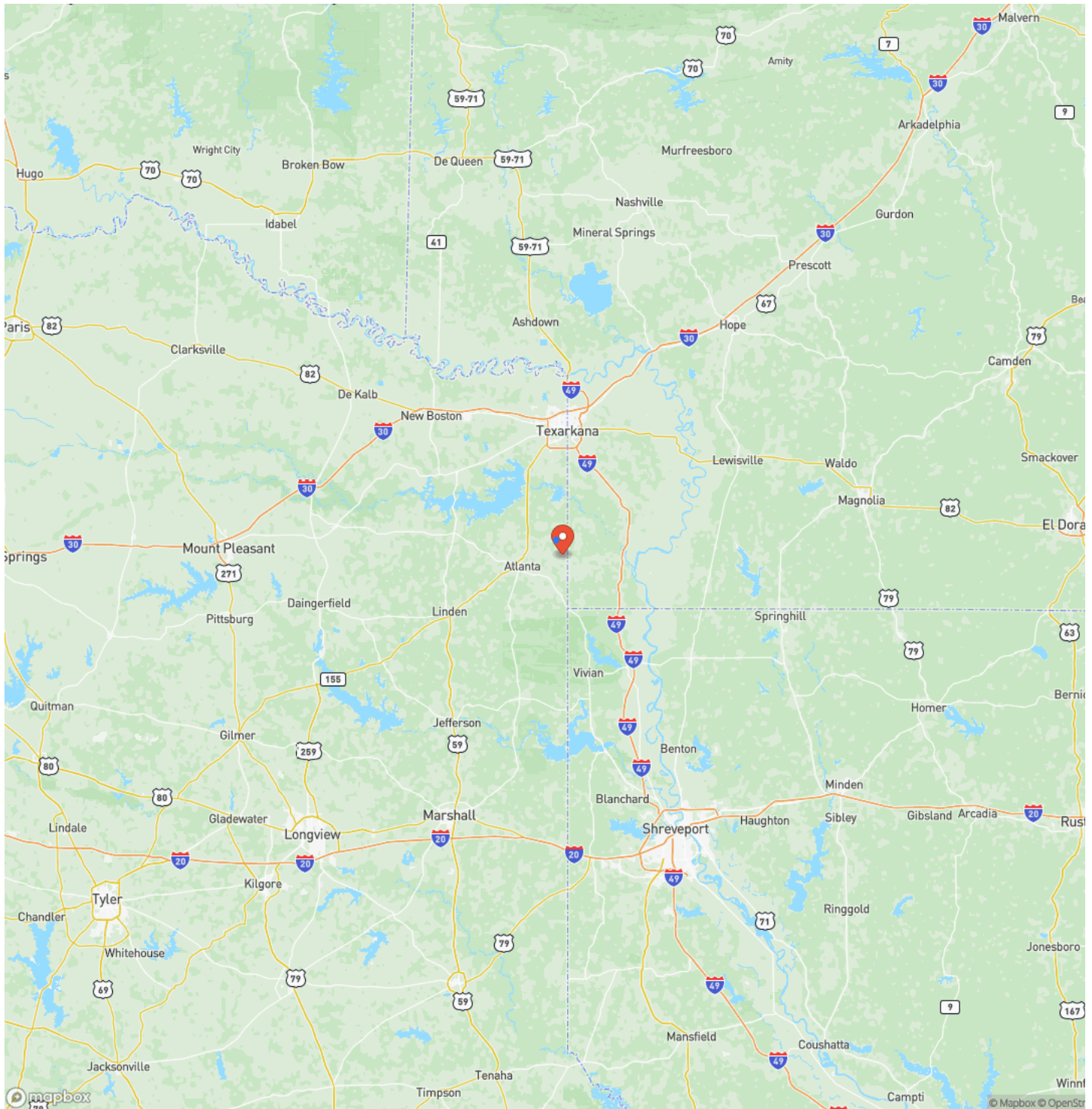
Rolling Hills
Bloomburg, TX / Cass County



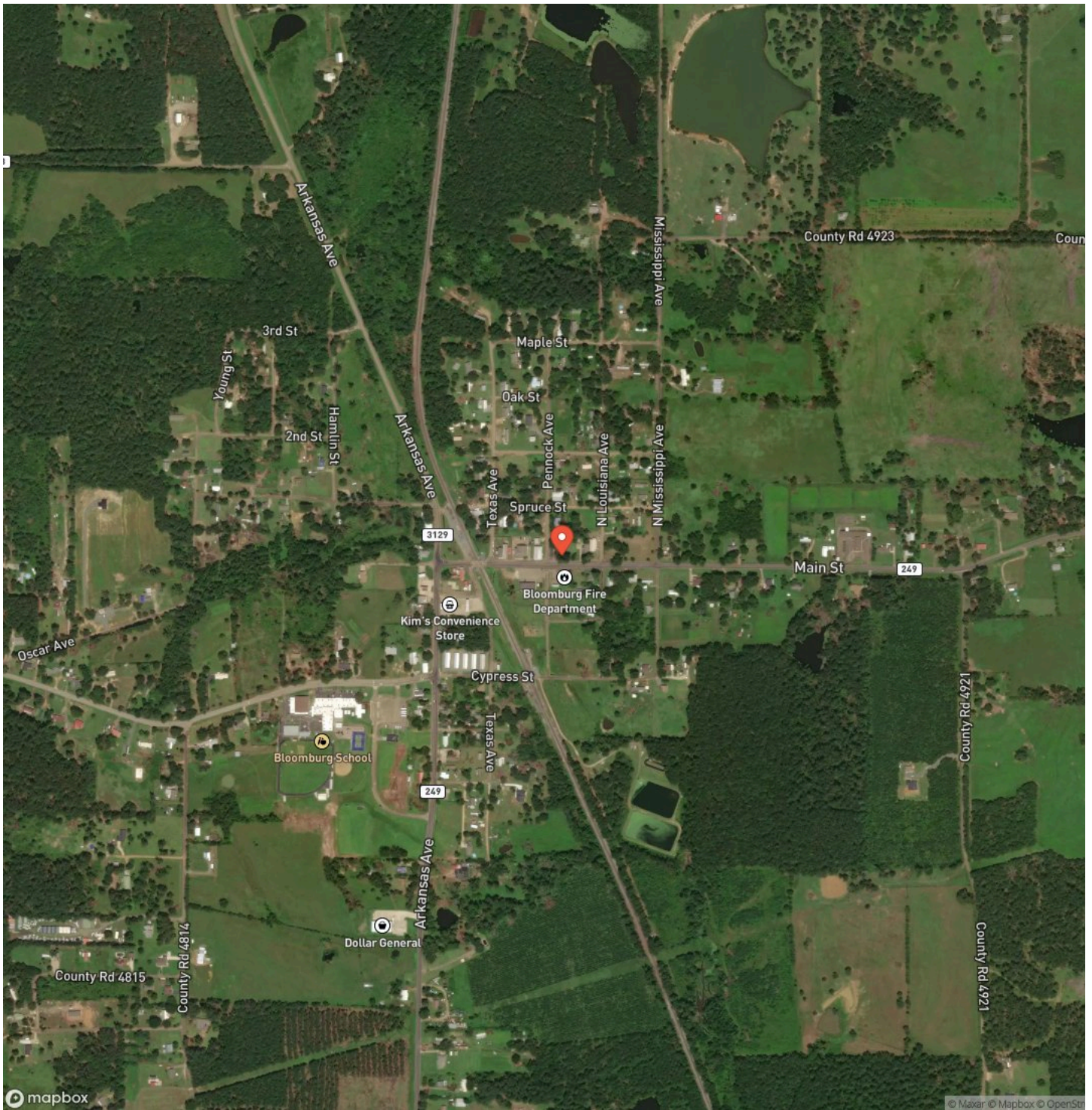
Locator Map



Locator Map



Satellite Map



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.



DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
<https://www.forestryrealestate.com/>

