

0000 County Road 4427 Avery, TX 75554
0000 County Road 4427
Avery, TX 75554

\$570,896
142.720± Acres
Red River County



0000 County Road 4427 Avery, TX 75554
Avery, TX / Red River County

SUMMARY

Address

0000 County Road 4427

City, State Zip

Avery, TX 75554

County

Red River County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

33.514015 / -94.796052

Acreage

142.720

Price

\$570,896

Property Website

<https://www.glasslandandhome.com/property/0000-county-road-4427-avery-tx-75554-red-river-texas/86473/>



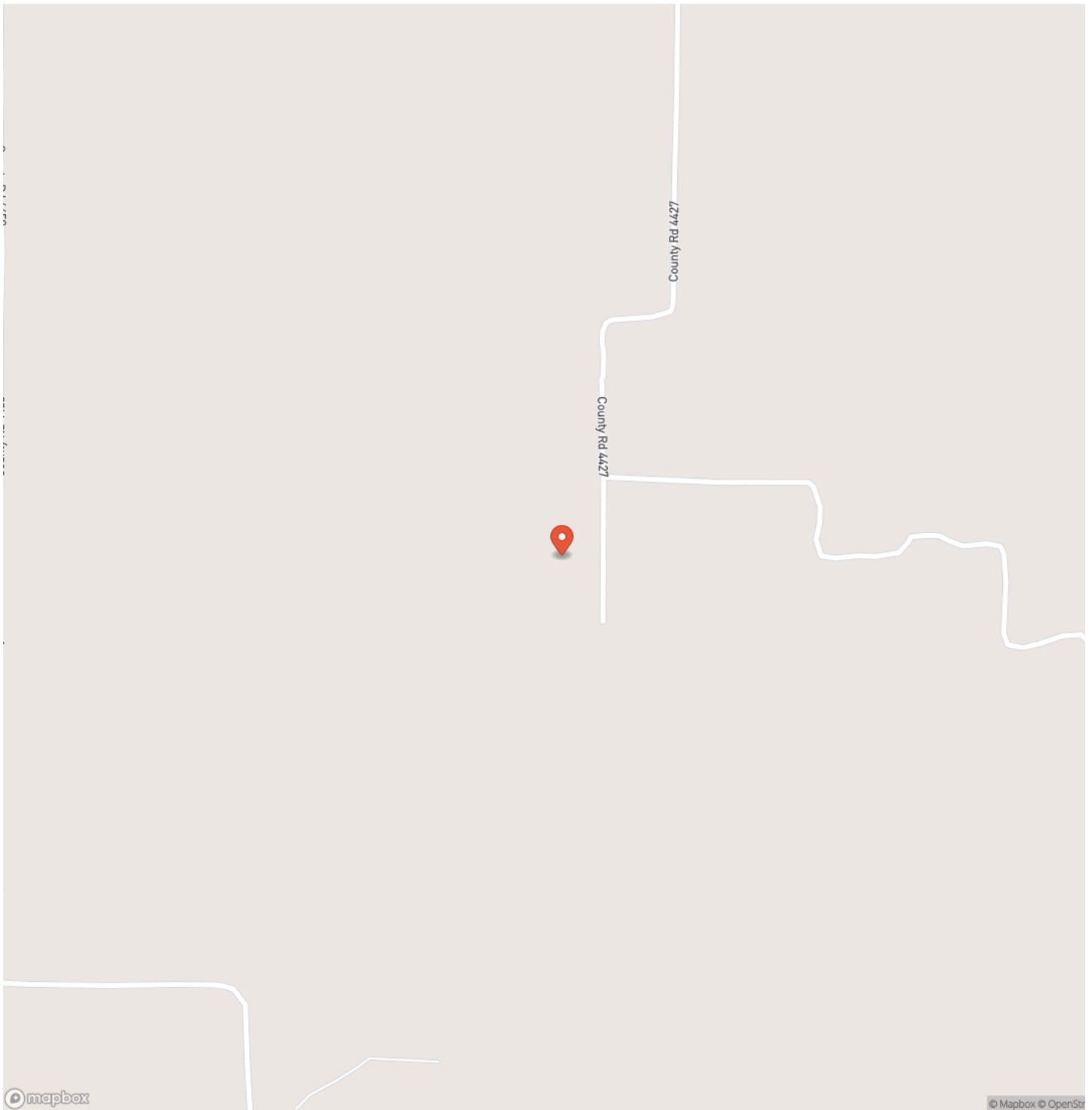
0000 County Road 4427 Avery, TX 75554
Avery, TX / Red River County

PROPERTY DESCRIPTION

Incredible 142.72 acre mix use ranch located in Red River County, Texas offering excellent ranching and recreation or hunting potential. Located on a dead end paved county road, this tract has easy access, no restrictions, coop water and electric and good perimeter and cross fencing. Deep sandy soils, quality native grasses, mature hardwood timber, and 3 stock ponds for fishing and duck hunting. A small set or cattle working pens, rolling terrain with good drainage and plenty of hunting opportunities. A healthy population of white tailed deer and feral hogs give the Sportsman plenty of action! Just 2 hours NE of DFW this ranch offers no restrictions, ag exempt and ready to enjoy!

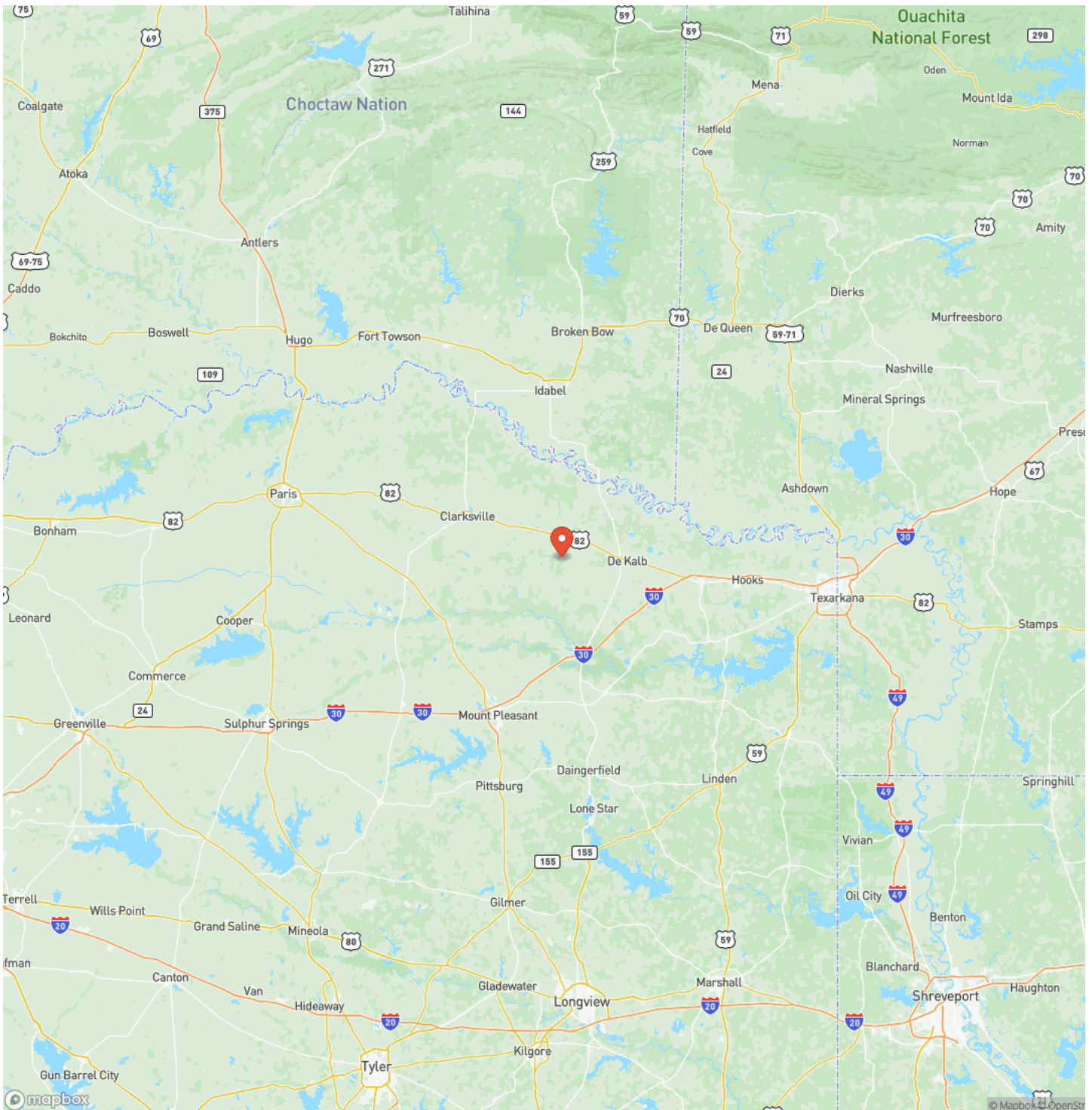


Locator Map



Avery, TX / Red River County

Locator Map



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

0000 County Road 4427 Avery, TX 75554
Avery, TX / Red River County

Satellite Map



0000 County Road 4427 Avery, TX 75554
Avery, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan Glass

Mobile

(903) 517-5889

Office

(903) 785-8457

Email

bryan@glasslandandhome.com

Address

2407 Lamar Ave. Ste. A

City / State / Zip

NOTES

[illegible]

[illegible]

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.

Glass Land & Home
2407 Lamar Ave. Ste. A
Paris, TX 75460
(903) 785-8457
<https://www.glasslandandhome.com/>
