

958 CR 37000
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Sumner, TX 75486

\$639,000
56± Acres
Lamar County



MORE INFO ONLINE:

958 CR 37000
Sumner, TX / Lamar County

SUMMARY

Address

958 CR 37000

City, State Zip

Sumner, TX 75486

County

Lamar County

Type

Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude

33.740381 / -95.673017

Dwelling Square Feet

810

Bedrooms / Bathrooms

1 / 1

Acreage

56

Price

\$639,000



MORE INFO ONLINE:

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

PROPERTY DESCRIPTION

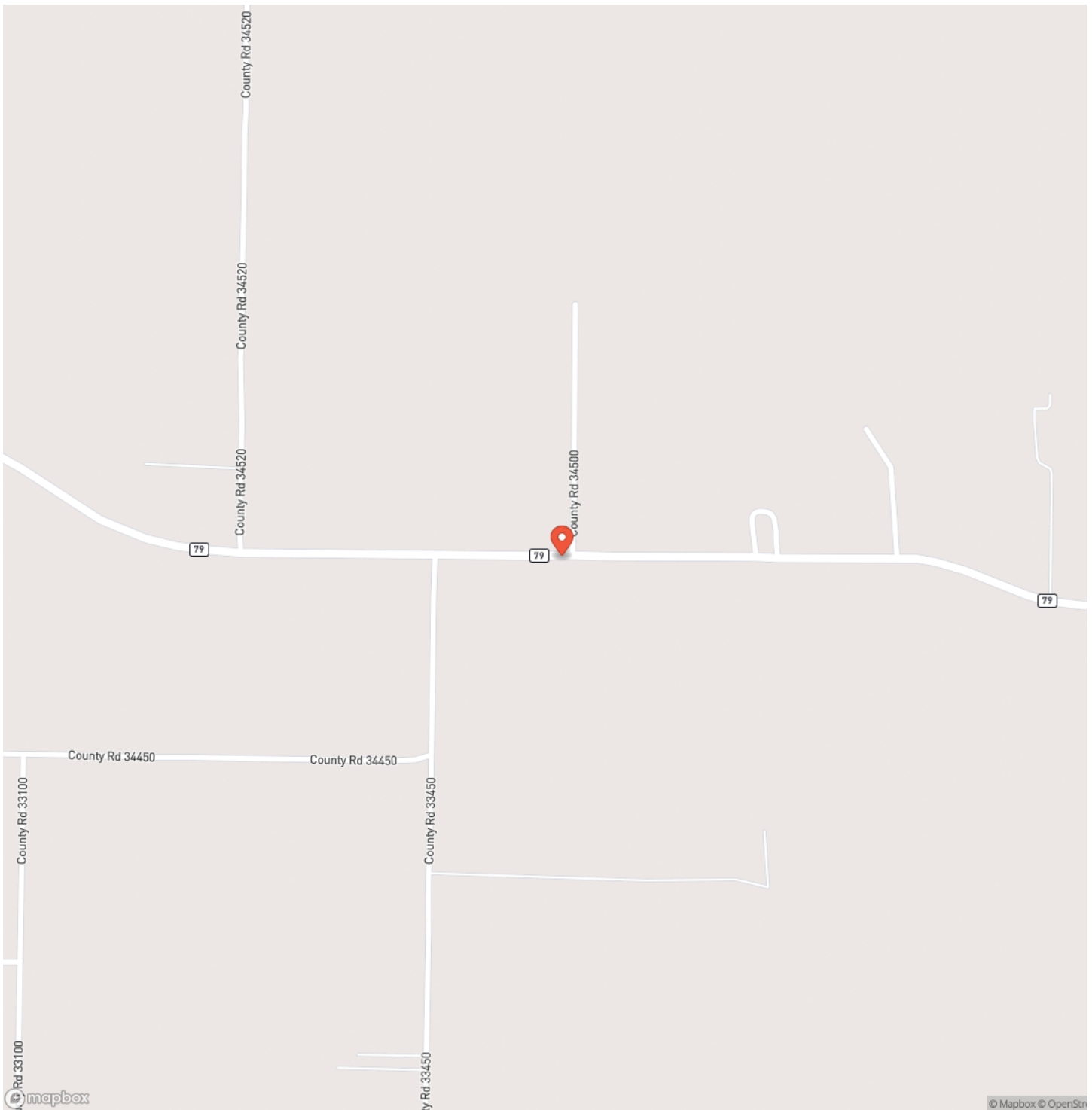
Great opportunity for a pristine place to escape and enjoy it all! Look no further than this breathtaking 55.38 acres. Expansive property, fenced and completely secluded, yet still close to amenities and convenience. Featuring an 810 sq ft 1 bedroom/ 1 bath built in 2021 with stainless appliances, hard surface flooring and gas range. Additional space in shop with roll up doors for enjoying company, storing your atv, lawnmower, toys or finish a build out for additional bedrooms. Large mature oak trees, deep sandy soil, a stocked pond for fishing and lots of white tail deer, turkey and hogs. A great weekend get away, hunting camp or place to even build a new home. Located in NW Lamar county community of Unity close to Caddo National Grasslands, Lake Crockett, Lake Coffee Mill, Pat Mayse WMA and The new Bois d' Arc Lake. Great location and lots to offer!

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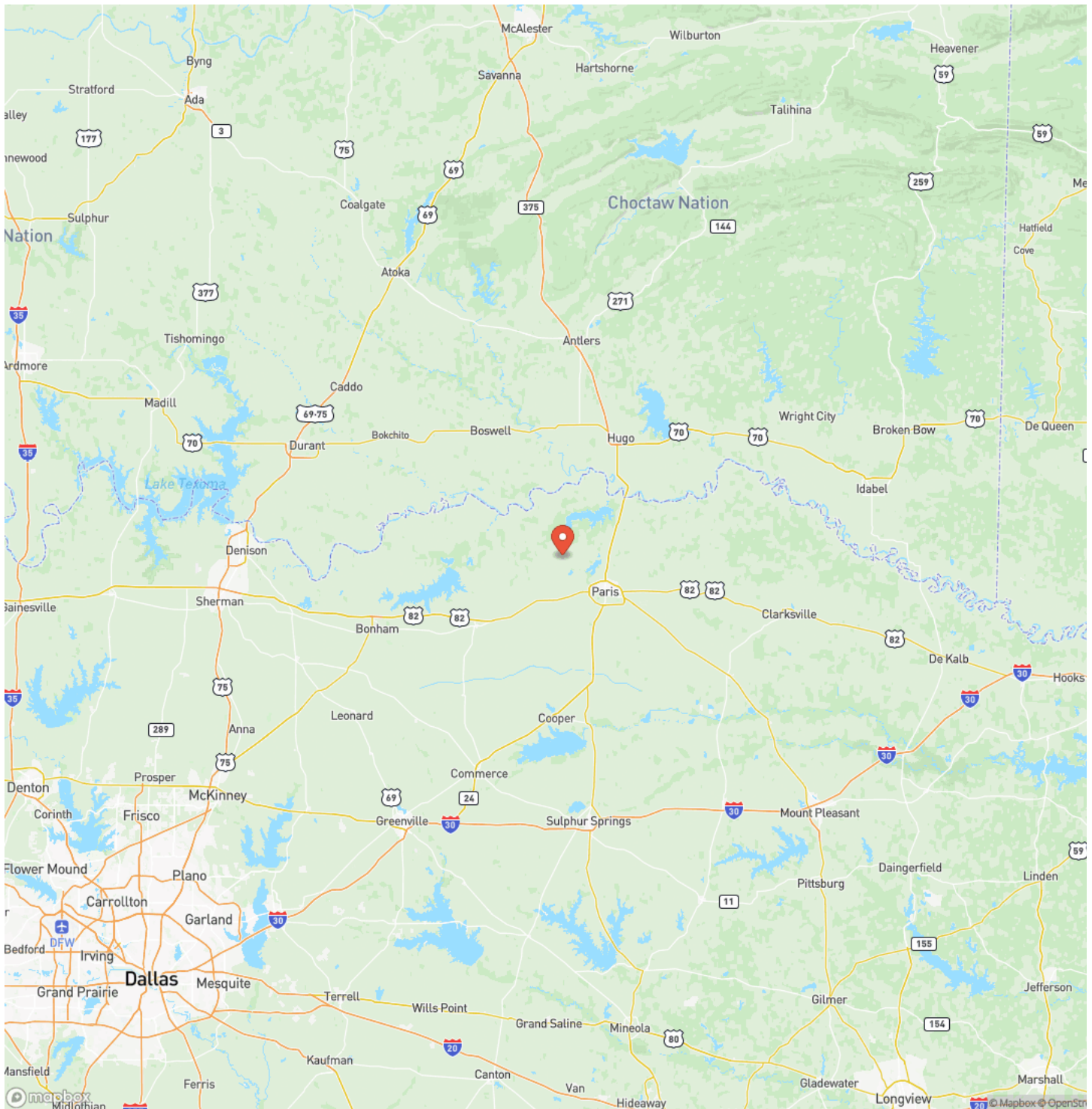


MORE INFO ONLINE:

Locator Map

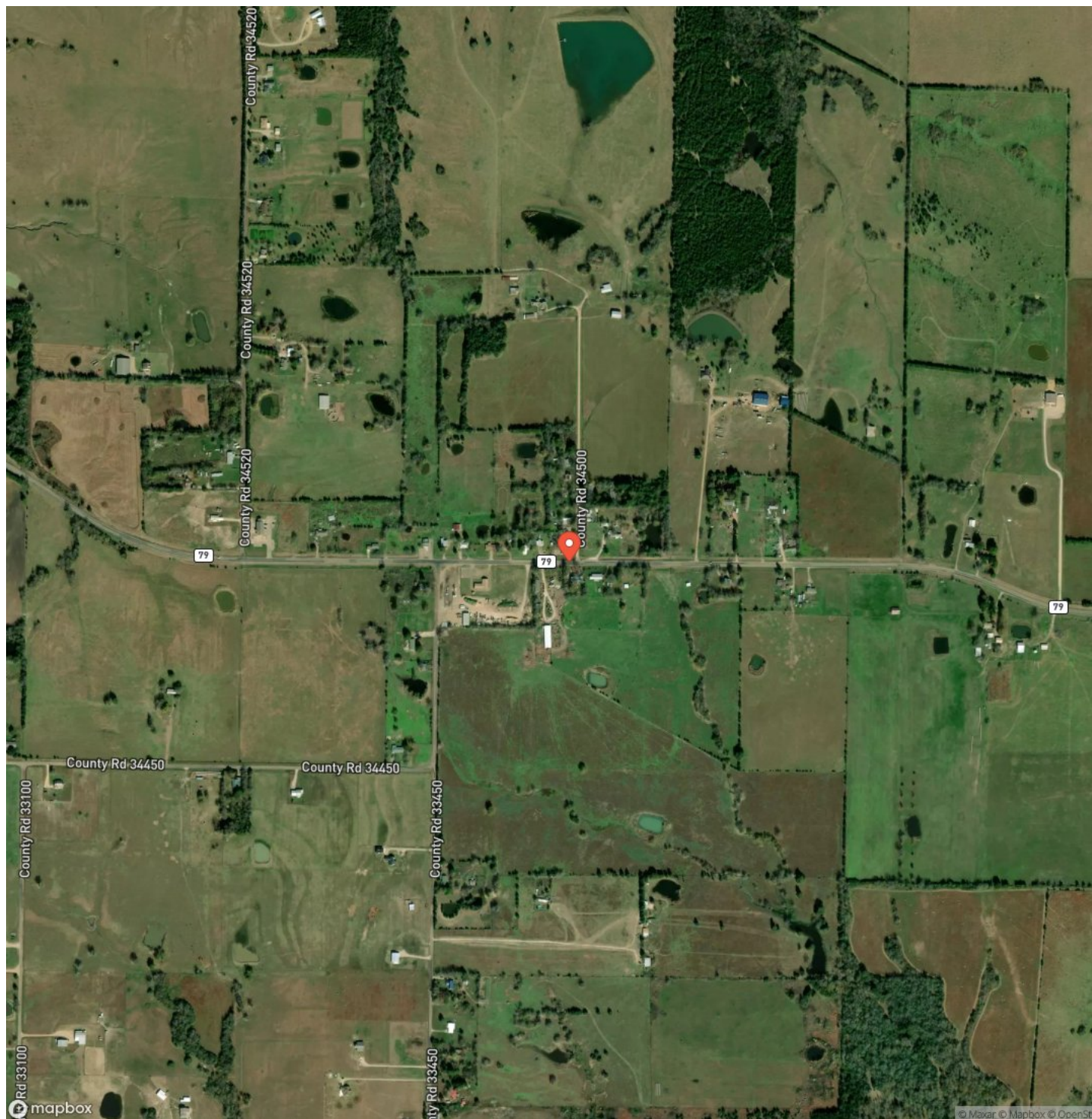


Locator Map



MORE INFO ONLINE:

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan Glass

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City / State / Zip

Paris, TX 75460

NOTES

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<https://www.glasslandandhome.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.

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Paris, TX 75460
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