

TBD CR 1287 Clarksville, TX 75426
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Clarksville, TX 75426

\$868,000
216.980± Acres
Red River County



TBD CR 1287 Clarksville, TX 75426
Clarksville, TX / Red River County

SUMMARY

Address

TBD CR 1287

City, State Zip

Clarksville, TX 75426

County

Red River County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.594884 / -95.103828

Acreage

216.980

Price

\$868,000

Property Website

<https://www.glasslandandhome.com/property/tbd-cr-1287-clarksville-tx-75426-red-river-texas/79350/>

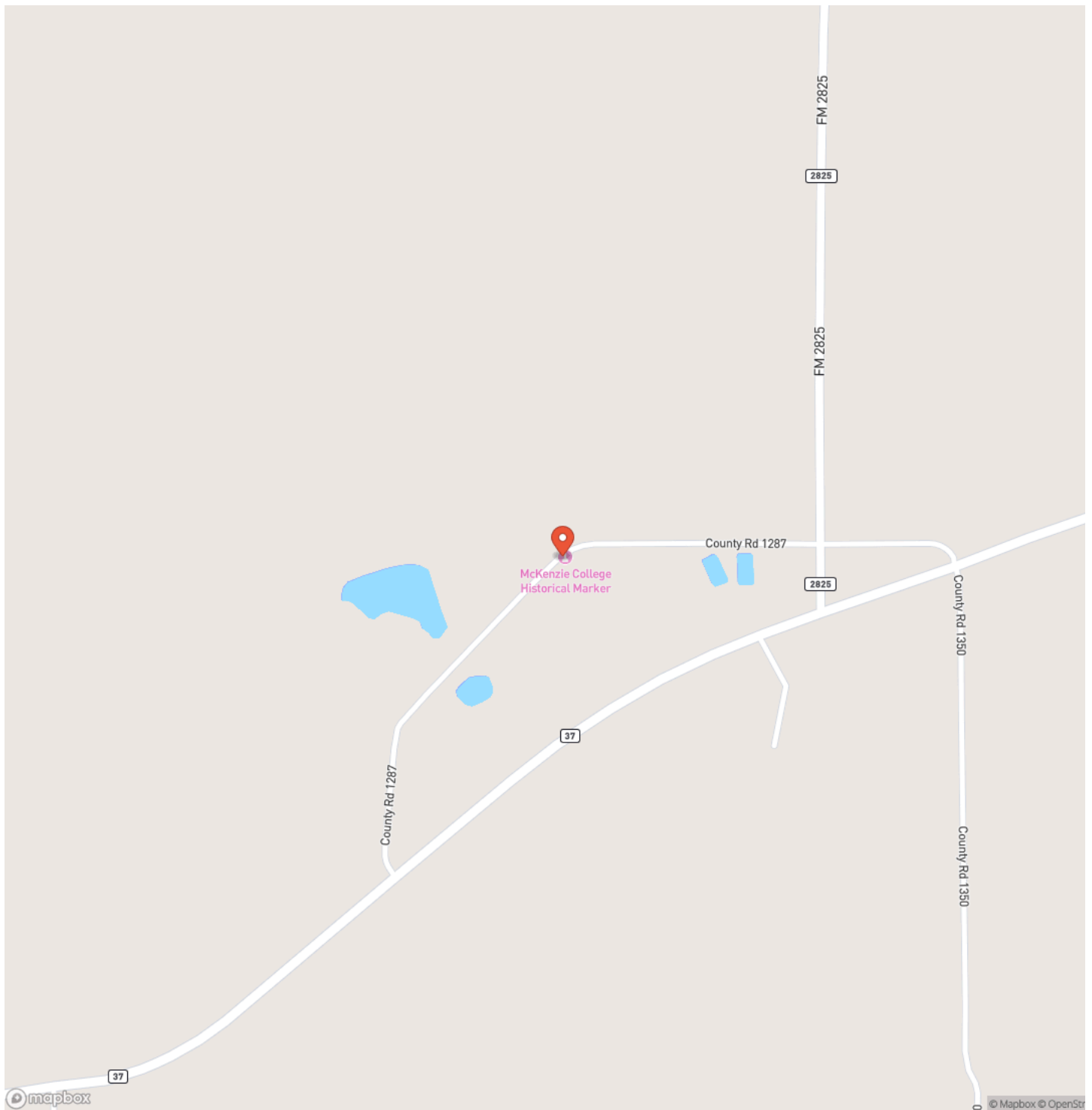


PROPERTY DESCRIPTION

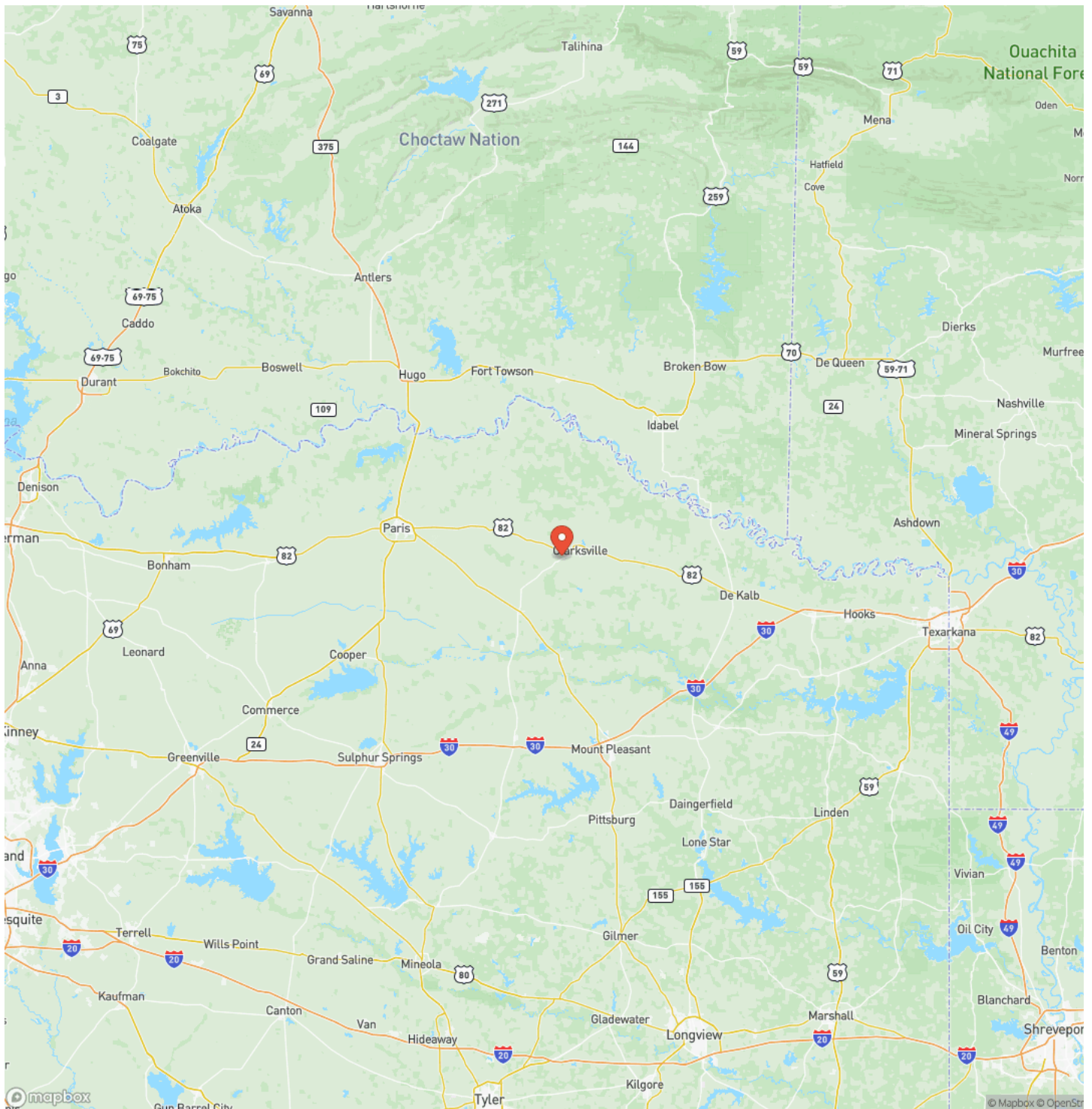
Welcome To Historic McKenzie College Ranch offering 216+ acres located just South of Clarksville, Texas in Red River County. Offering both highway and county road frontage, 3 ponds and one 4 plus acre stocked lake. Rolling topography with both pasture and mature hardwoods for hunting and recreation. Hay meadows, natural grasses and ample water make it ideal for cattle grazing and ag production. Just 1.45 hours NE of DFW, this ranch provides the ultimate combination of production, recreation and opportunities for added value. A wet weather creek along the west end with a large stand of timber creates a sanctuary for whitetail deer and hogs with possibilities for building additional waterfowl habitat. Unimproved, no restrictions, ag exempt and ready for you to create the ultimate recreation ranch in NE TEXAS.



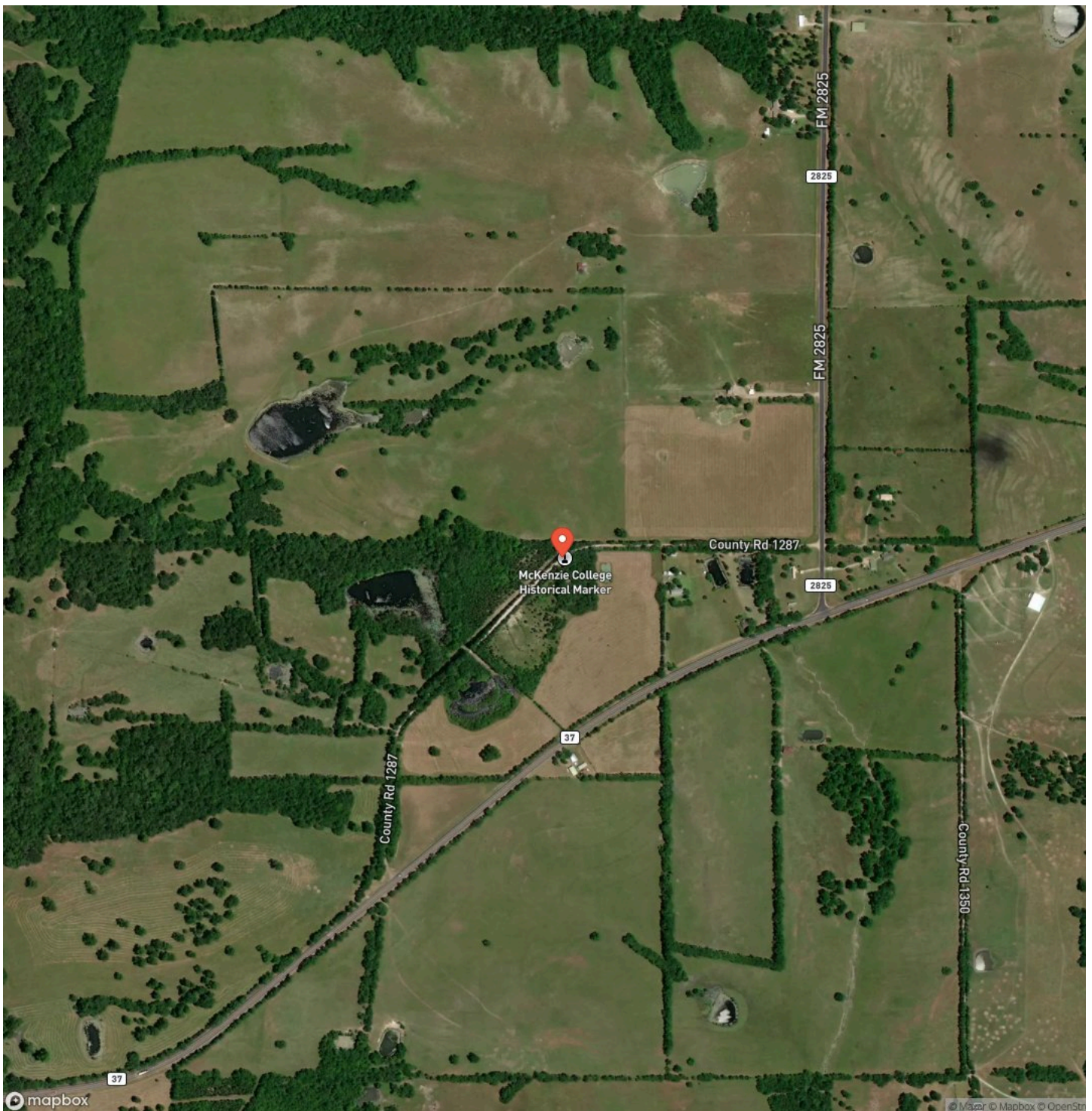
Locator Map



Locator Map



Satellite Map



TBD CR 1287 Clarksville, TX 75426
Clarksville, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan Glass

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Address

2407 Lamar Ave. Ste. A

City / State / Zip

NOTES

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MORE INFO ONLINE:

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

This image shows a single 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.

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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