

000 FM 44
000 FM 44
Avery, TX 75550

\$476,000
119± Acres
Red River County



000 FM 44
Avery, TX / Red River County

SUMMARY

Address

000 FM 44

City, State Zip

Avery, TX 75550

County

Red River County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

33.598163 / -94.917965

Taxes (Annually)

345

Acreage

119

Price

\$476,000

Property Website

<https://www.glasslandandhome.com/property/000-fm-44-red-river-texas/101370/>

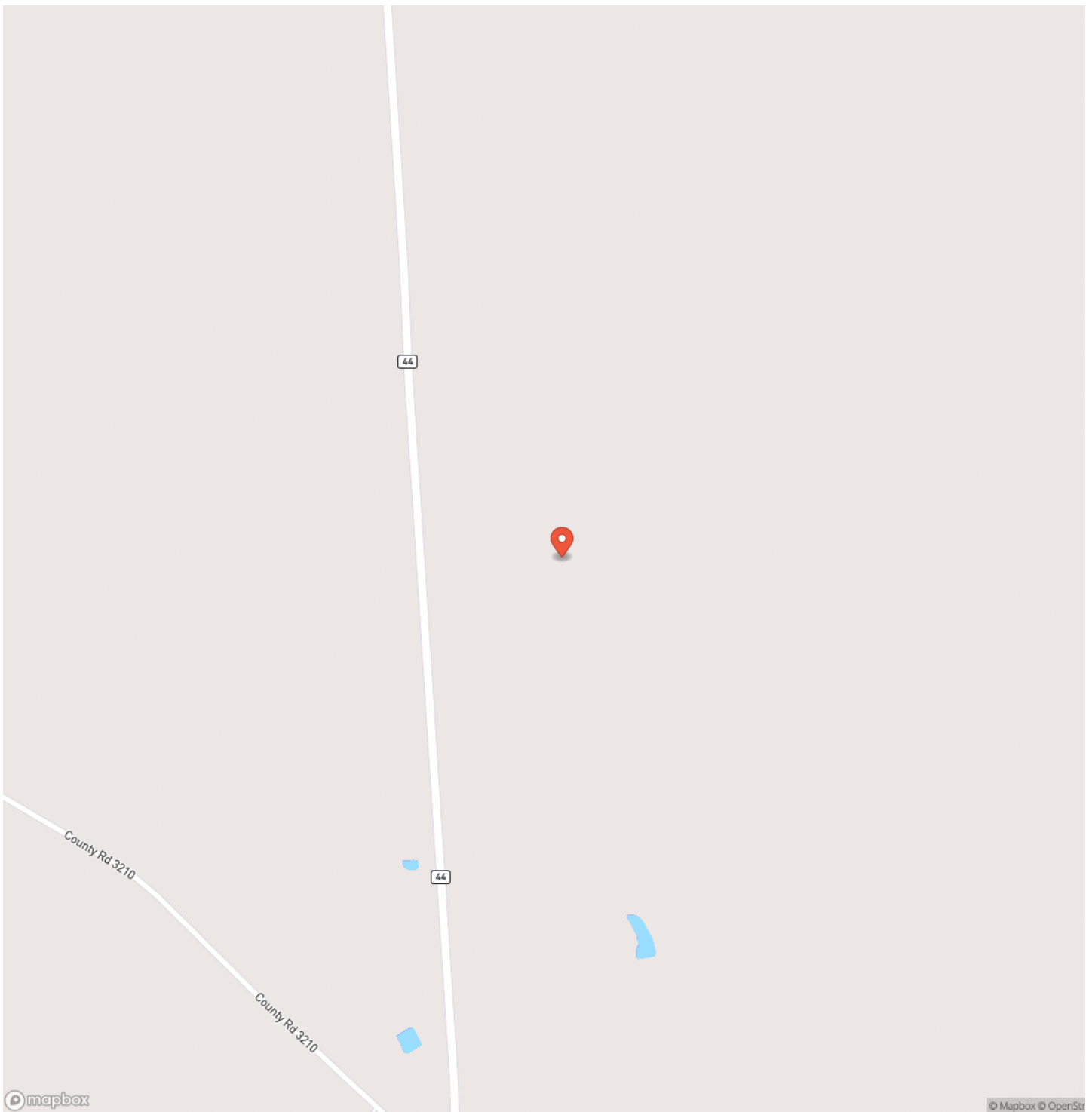


PROPERTY DESCRIPTION

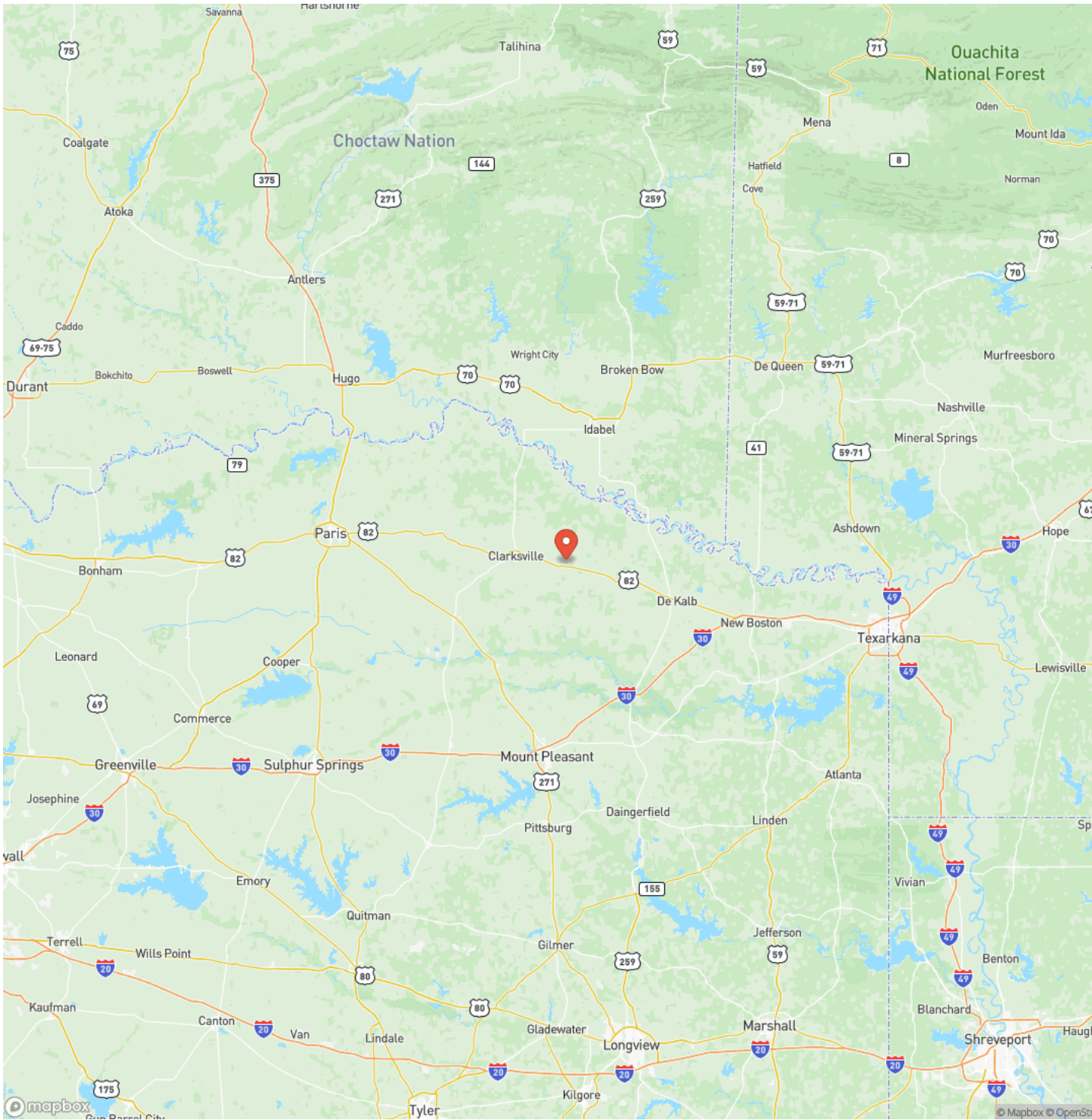
119+ acre recreation and investment retreat located in Historic Red River County, Texas. Located on a Farm to Market highway providing easy access and coop utilities, awaits the open space of rolling tillable row crop acreage with many possibilities. Rich with deer, hogs and other small game for hunting opportunities. Surrounded by large mature stands of both pine plantation and hardwoods create a sanctuary for wildlife. A 4 plus acre lake on the East end of the property allows for fishing and excellent duck hunting. This generational farm has had a tenant farmer for years and is income producing offering an Ag exemption and cash flow!A great parcel of land to invest in while enjoying all the recreation opportunities it has to offer.



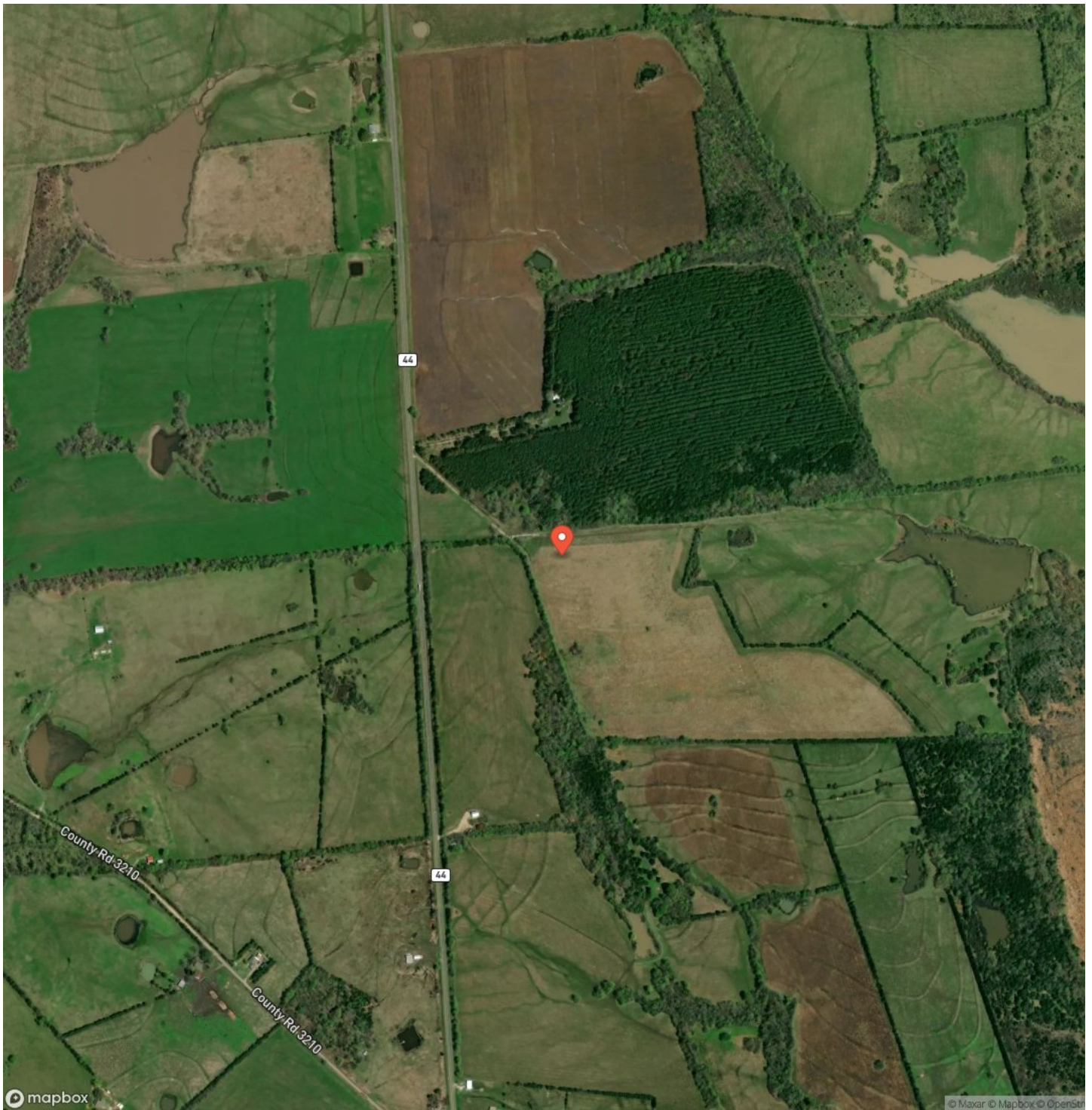
Locator Map



Locator Map



Satellite Map



000 FM 44
Avery, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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MORE INFO ONLINE:

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

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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.

Glass Land & Home
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