

000 cr 36720  
000 cr 36720  
Arthur City, TX 75411

**\$708,000**  
120± Acres  
Lamar County



**MORE INFO ONLINE:**



**000 cr 36720**

**Arthur City, TX / Lamar County**

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**SUMMARY**

**Address**

000 cr 36720

**City, State Zip**

Arthur City, TX 75411

**County**

Lamar County

**Type**

Recreational Land

**Latitude / Longitude**

33.906706 / -95.600534

**Acreage**

120

**Price**

\$708,000

**Property Website**

<https://www.glasslandandhome.com/property/000-cr-36720-lamar-texas/56734/>



**000 cr 36720**

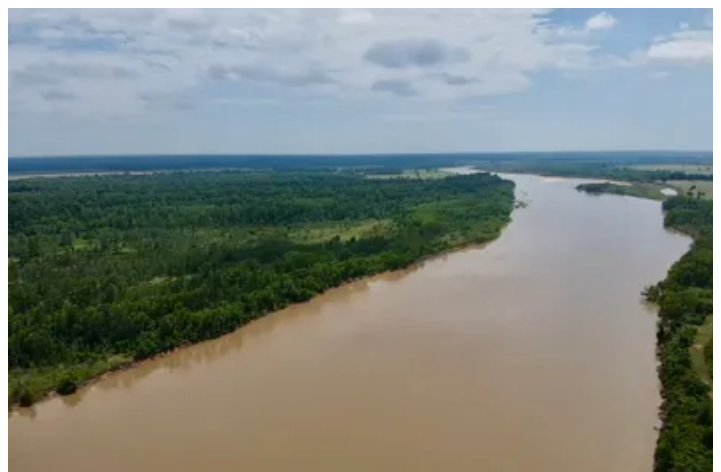
**Arthur City, TX / Lamar County**

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**PROPERTY DESCRIPTION**

Sportsman's Paradise!!!!You duck and deer hunters sure won't want to miss this one! 120 acres with Red River frontage in Lamar County, TX. This property offers exceptional deer, duck, hog hunting as well as phenomenal fishing off the sand bar. Enjoy your private secluded campsite and cabin along the bluff overlooking the natural duck slash that has a history of providing quality water fowling. Located in the Central Flyway, offering large populations of wintering ducks such as Mallards, Wood ducks, Gadwal and Teal. Large mature timber encompasses the entire property perfect for producing trophy whitetail deer. Trails meander throughout adding multiple stand and feeder locations, fun for ATV riding and access to the sand bar river front. This property hunts big and checks all the boxes. Winter hunting and summer sand bar enjoyment while only 25 minutes from town! These type properties are unique and only come to market once in a lifetime. Just in time to make ready for this FALL!





**MORE INFO ONLINE:**

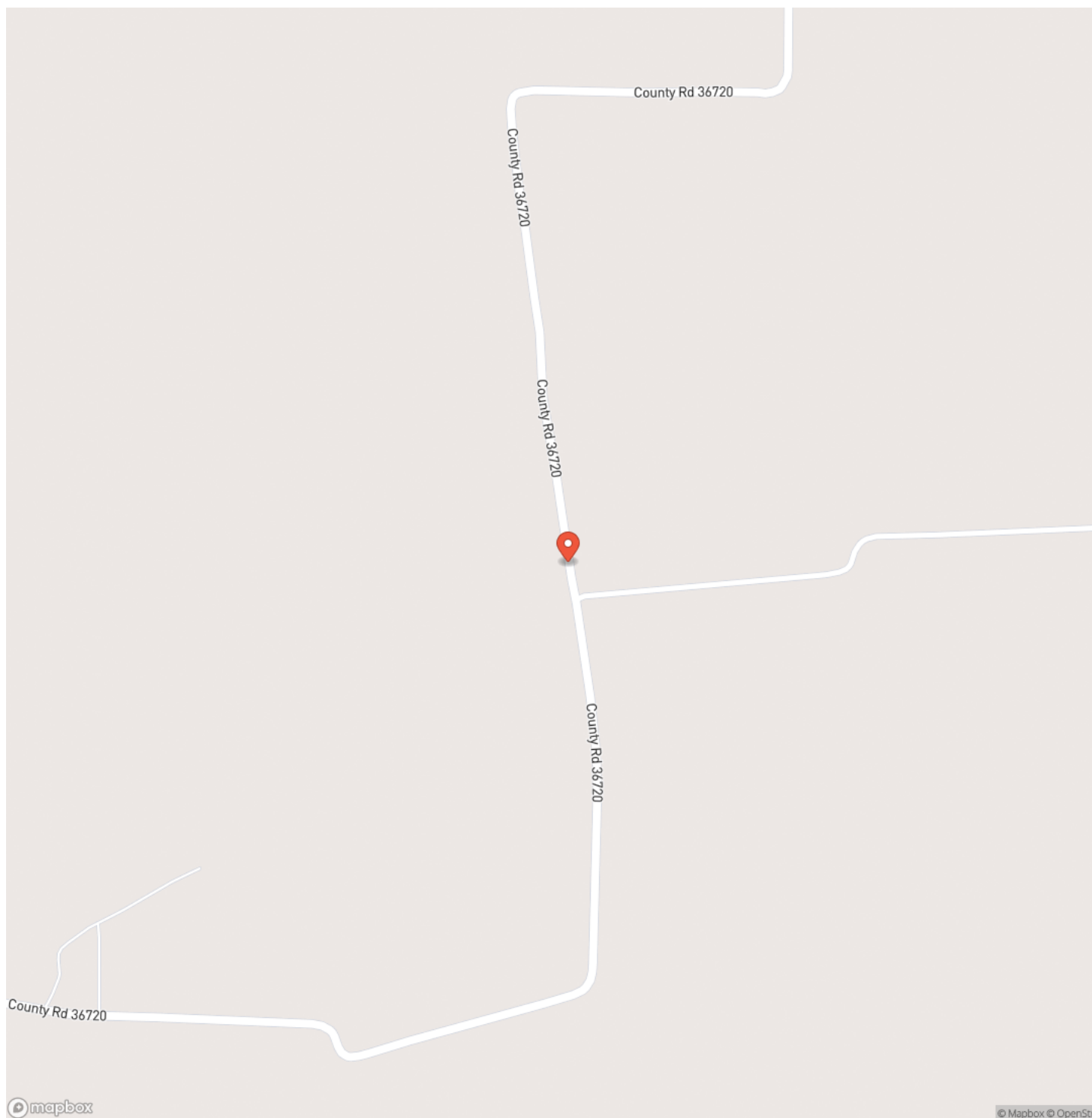
**<https://www.glasslandandhome.com/>**

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## Locator Map



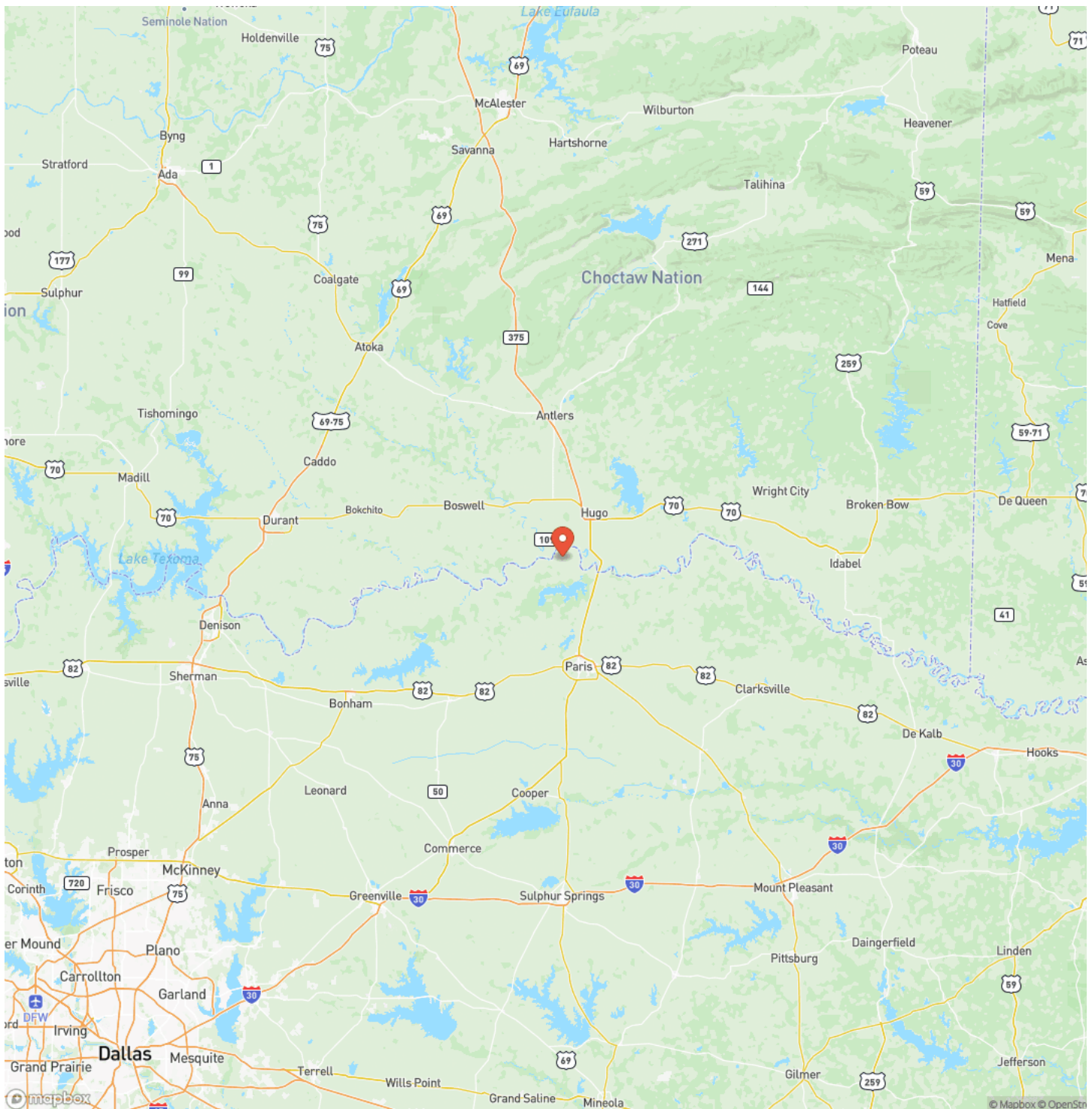
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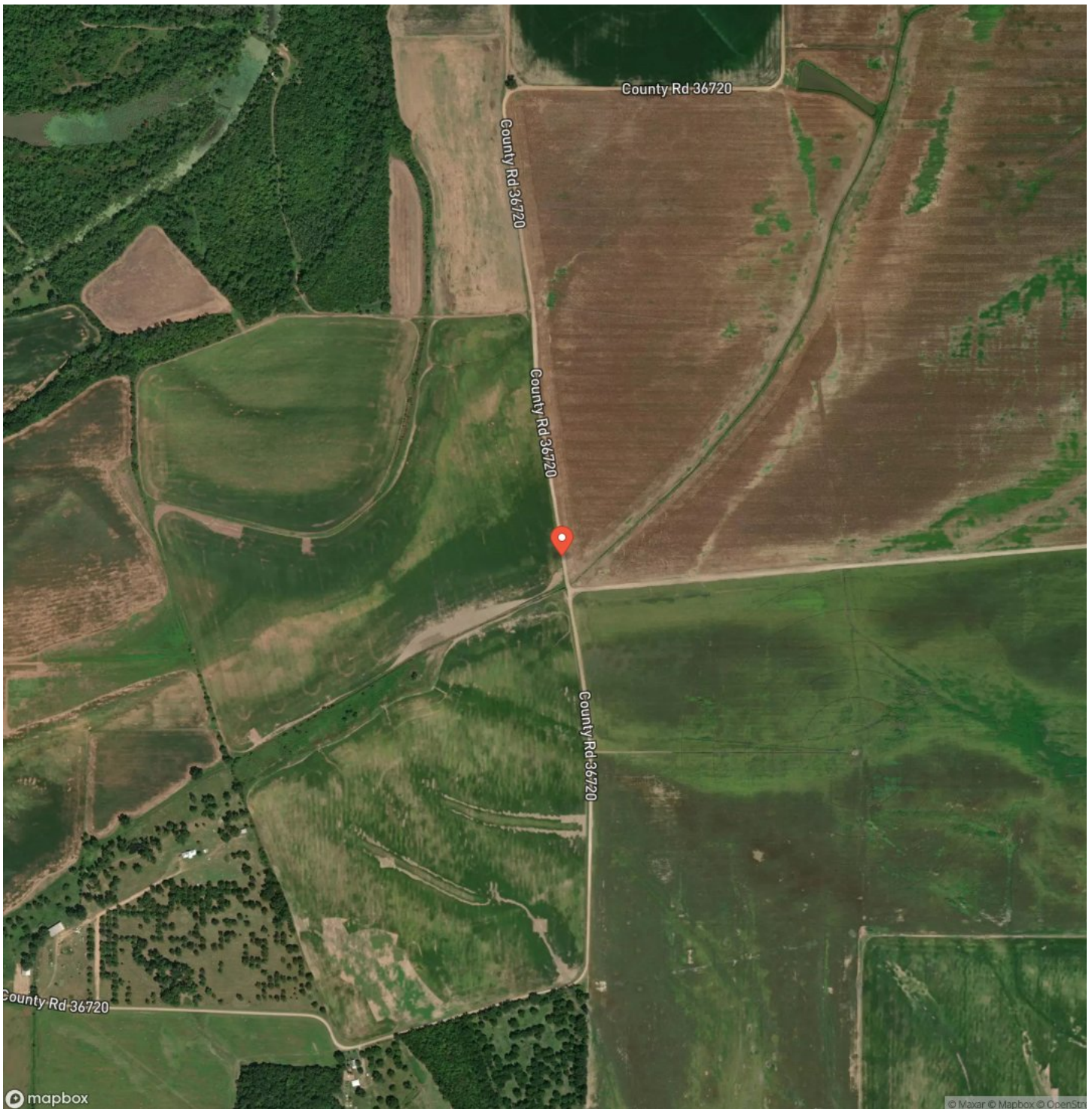
Arthur City, TX / Lamar County

## Locator Map



**MORE INFO ONLINE:**

## Satellite Map



**MORE INFO ONLINE:**

## Arthur City, TX / Lamar County

**For more information contact:**



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(903) 785-8457

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2407 Lamar Ave. Ste. A

Paris, TX 75460

## 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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