

TBD CR 26320  
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Roxton, TX 75477

**\$401,700**  
53.560± Acres  
Lamar County



**TBD CR 26320**  
**Roxton, TX / Lamar County**

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**SUMMARY**

**Address**

TBD CR 26320

**City, State Zip**

Roxton, TX 75477

**County**

Lamar County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

33.516682 / -95.775125

**Acreage**

53.560

**Price**

\$401,700



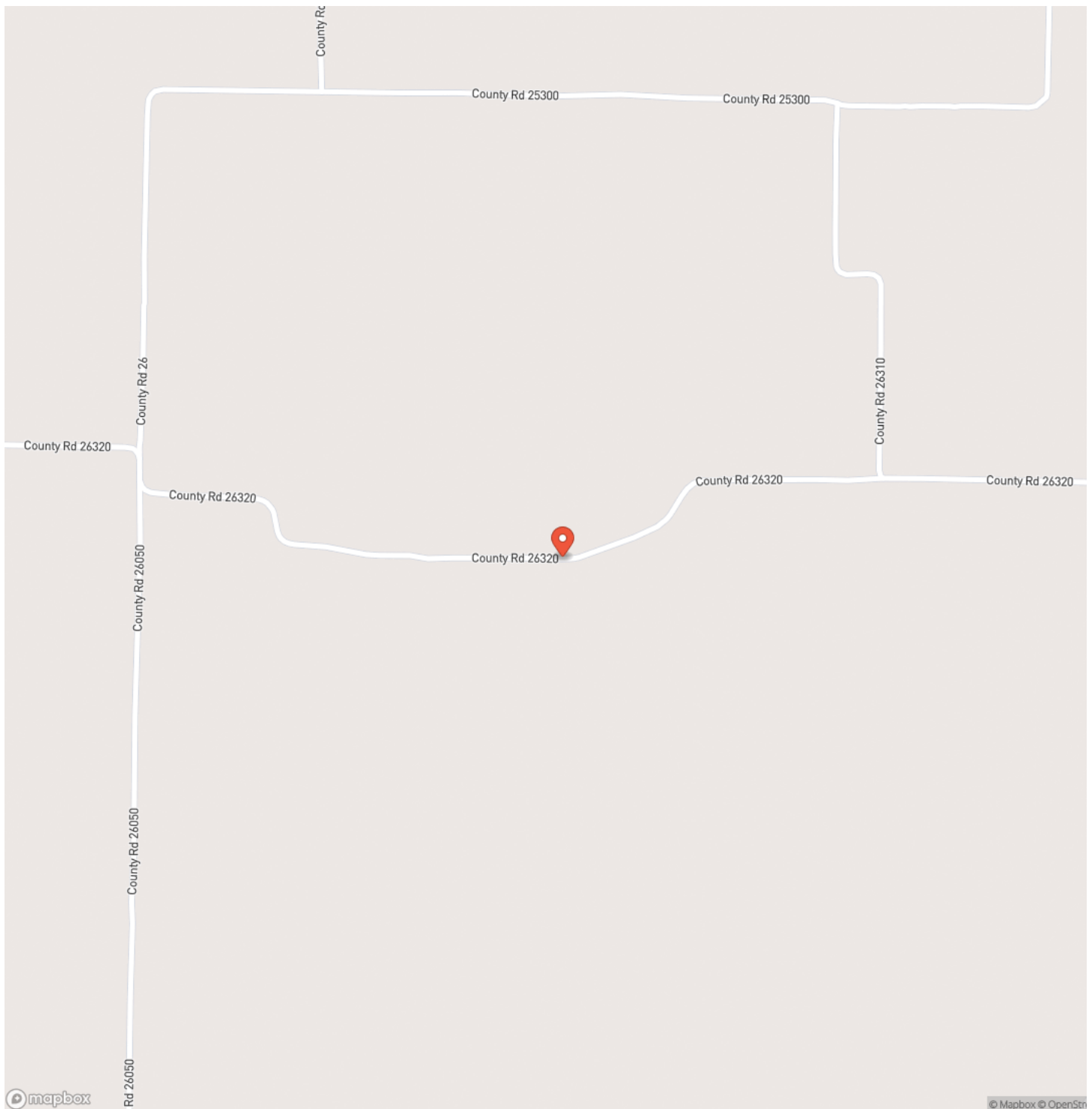
**PROPERTY DESCRIPTION**

Noble Creek Ranch offers 53+/- acres of hay meadow, building sites, development potential or recreation located in SW Lamar County. Gravel county road frontage on 2 sides, Coop electric and water available, rolling topography perfect for a new home build. Great stands of Johnson Grass with great hay potential or livestock grazing. On the west side bordering Noble Creek, you will find scattered trees and hardwoods perfect for deer hogs and other small game. Owner will consider dividing. No restrictions and ready to go!

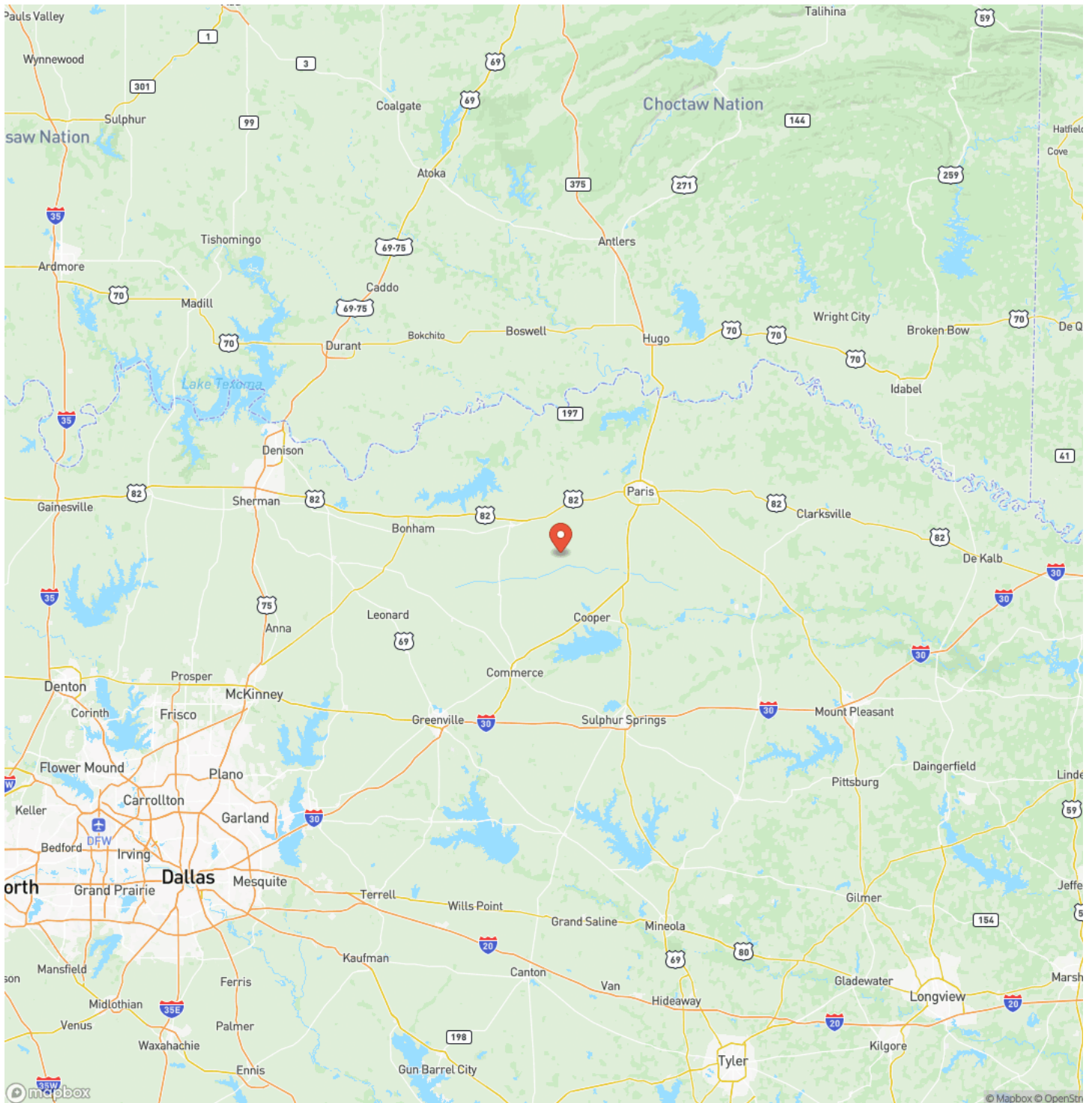




## Locator Map



## Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Bryan Glass

## Mobile

(903) 785-8457

## Office

(903) 785-8457

## Email

bryan@glasslandandhome.com

**Address**

2407 Lamar Ave. Ste. A

## City / State / Zip

Paris, TX 75460

## NOTES

[illegible]



## 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, 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 relation 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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**Glass Land & Home**  
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