

1355 cr 3335
1355 cr 3335
Avery, TX 75554

\$1,060,692
210.210± Acres
Red River County



MORE INFO ONLINE:

1355 cr 3335
Avery, TX / Red River County

SUMMARY

Address

1355 cr 3335

City, State Zip

Avery, TX 75554

County

Red River County

Type

Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude

33.574101 / -94.757492

Dwelling Square Feet

1400

Bedrooms / Bathrooms

2 / 1

Acreage

210.210

Price

\$1,060,692



MORE INFO ONLINE:

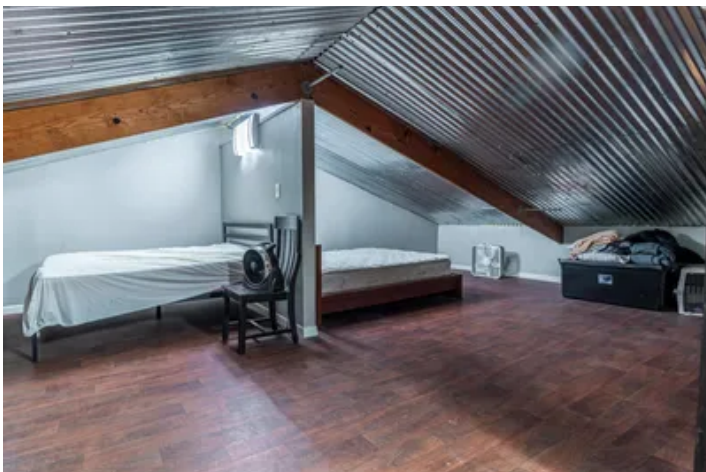
1355 cr 3335

Avery, TX / Red River County

PROPERTY DESCRIPTION

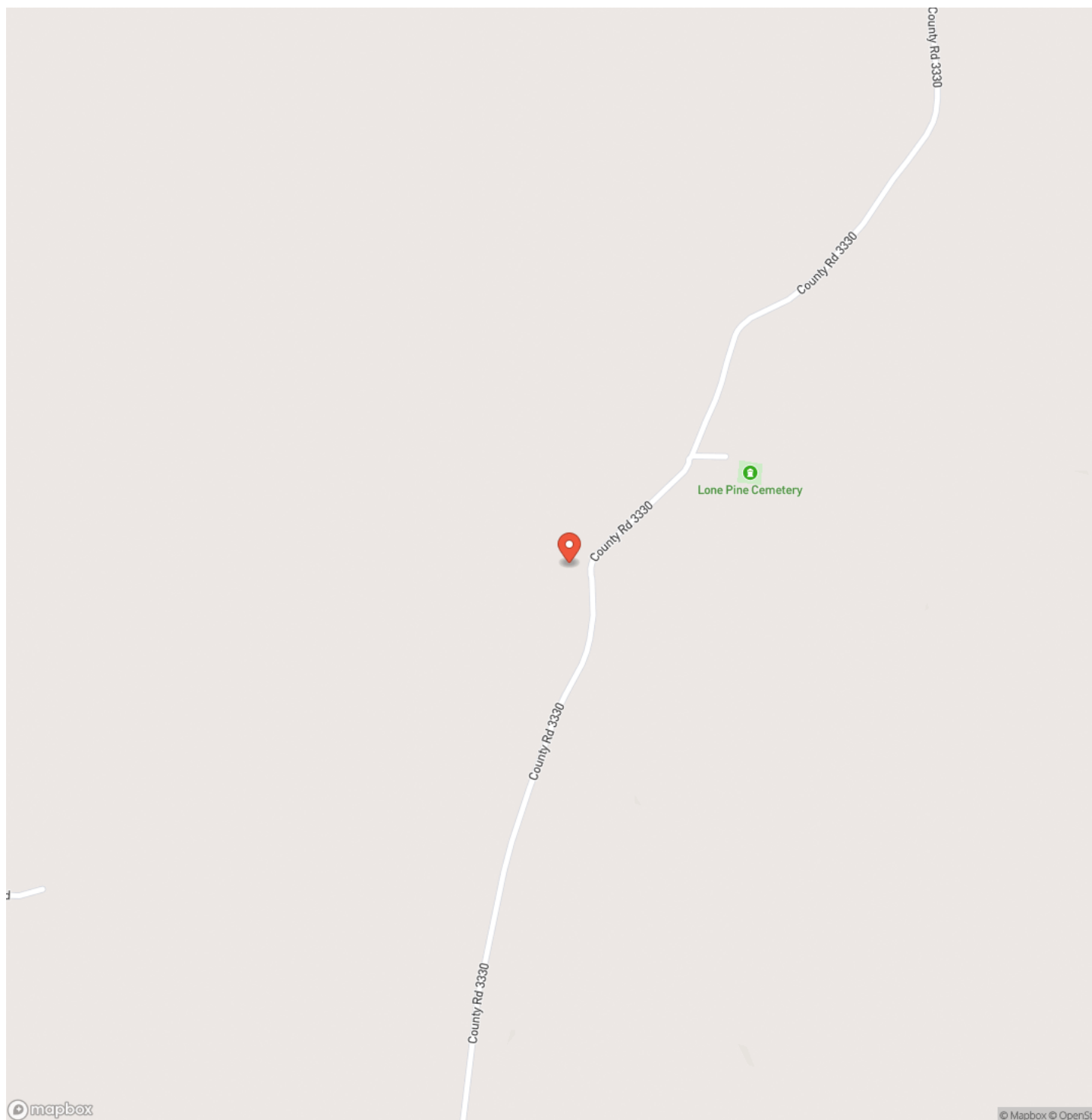
NORTHEAST TEXAS RECREATION RETREAT. Located in Red River County Texas, this 218 acre Sportsman's Oasis offers a barn dominium sitting atop the hill built in 2014 and designed to entertain. Granite countertops, concrete floors, large stone fireplace, upstairs loft, large covered patios and custom built fire pit. Enjoy large rolling topography, breathtaking views, deep sandy soils, mature hardwood and pine trees accompanied with multiple creek systems meandering through the property. Enjoy fishing on your very own 5+/- acre stocked lake with trophy bass and catfish. Property is fenced and has previously provided supplemental income from cattle grazing leases along with hay production. Wildlife are abundant with trophy whitetail deer and hogs, a strong Eastern wild turkey population along with mallards and wood ducks that frequent the back end of the lake. The creek bottom just below the house offers great potential to build a duck impoundment. Coop water and Electric onsite, Gated with asphalt county road access. A great all around ranch that checks all the boxes! Lets load the side by side and go explore.

1355 cr 3335
Avery, TX / Red River County



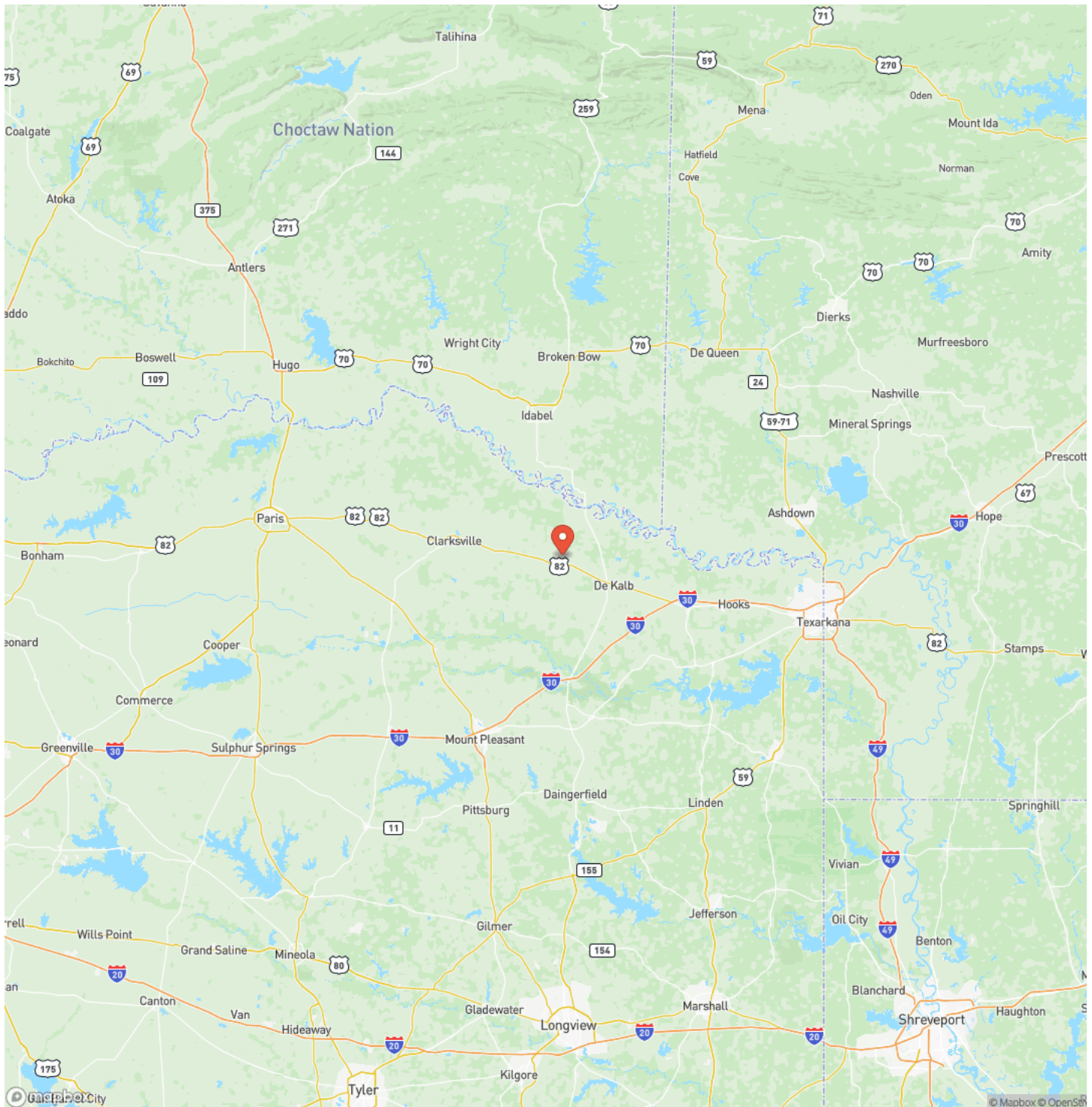
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

1355 cr 3335
Avery, TX / Red River County

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]

8

MORE INFO ONLINE:

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

This image shows a blank 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.

<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.

Glass Land & Home
2407 Lamar Ave. Ste. A
Paris, TX 75460
(903) 785-8457
<https://www.glasslandandhome.com/>
