

12843 Farm Road 909
12843 Farm Road
Bogata, TX 75417

\$600,000
13.080± Acres
Red River County



12843 Farm Road 909
Bogata, TX / Red River County

SUMMARY

Address

12843 Farm Road

City, State Zip

Bogata, TX 75417

County

Red River County

Type

Ranches, Single Family, Residential Property

Latitude / Longitude

33.473903 / -95.179846

Dwelling Square Feet

1987

Bedrooms / Bathrooms

3 / 2.5

Acreage

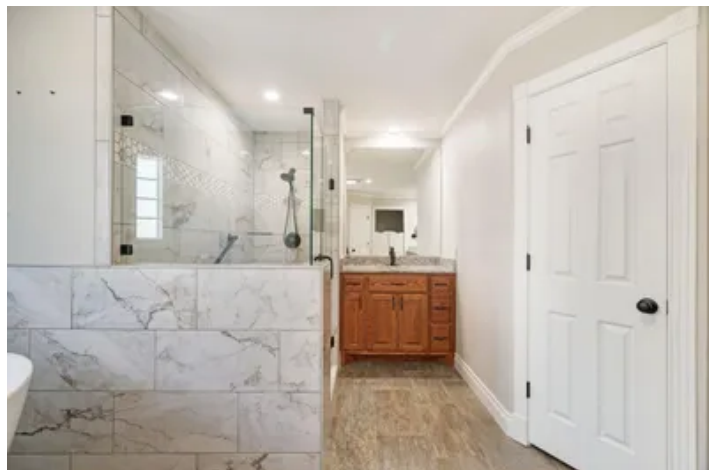
13.080

Price

\$600,000

Property Website

<https://www.glasslandandhome.com/property/12843-farm-road-909-red-river-texas/87676/>



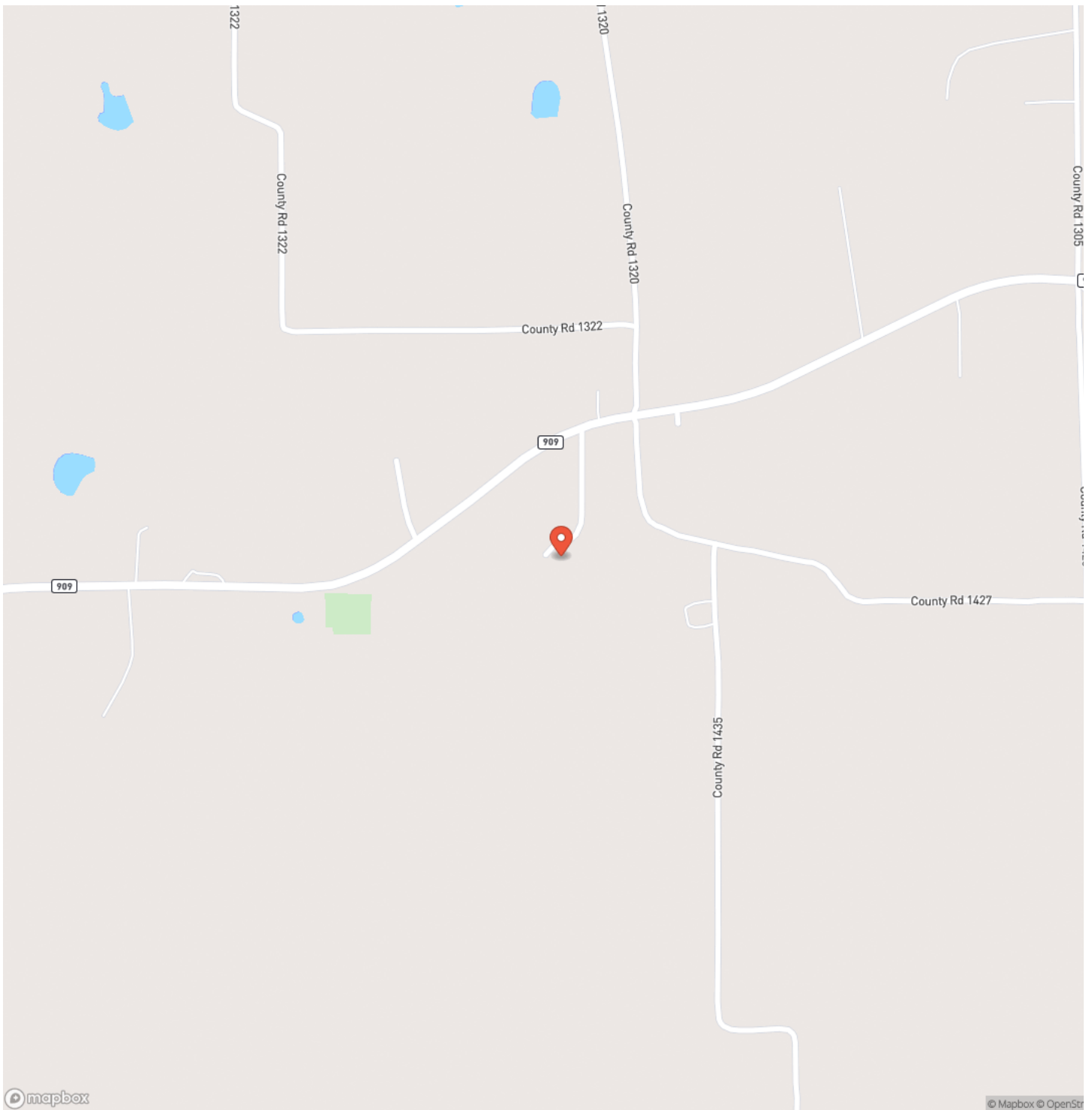
PROPERTY DESCRIPTION

This place is right next to Heaven says the owner. Home is located well off the main road with a private driveway that circles around a beautifully landscaped island with access to two separate garages, one attached to the house and one detached. Irrigated landscaping surrounds the house and has been immaculately maintained and cared for for over 30 years. Enjoy the beautiful water views from your fire pit, and relish the convenience of a stocked one acre lake just out the back door. Lake is stocked with bass, crappie, and a few grass carp to help maintain the vegetation. Property is surrounded on 3 sides by woods to add to the privacy and wildlife is frequently seen near the woods and lake. Open pasture is roughly 10 plus acres perfect for horses or to run a few head of cattle, or both. Owners have maintained a large garden area on the east side of the property for several years which is serviced by its own water well and the garden area has lots of out buildings for equipment and storage. Pipe fencing runs the length of the driveway and surrounds the house. Exterior of home is in excellent condition and shows no signs of shifting owing to the incredible soil conditions associated with this area. As you come in the front door you'll marvel at the beautiful oak staircase that leads to the second floor with a handrail that overlooks the entire den and leads in each direction to bedrooms located on opposite ends of the hallway for better privacy. Bedrooms share a Jack and Jill bath and each has its own attic hideaway thru each closet door, great for playrooms, a desk or study area for the kids. Master is located downstairs with a spacious bath with large shower and soaking tub. Downstairs features formal dining with wains coat and game room or office off the garage for a pool table or big screen for game day. Kitchen has granite counter tops and opens to a breakfast nook owners say is great for deer and bird watching.

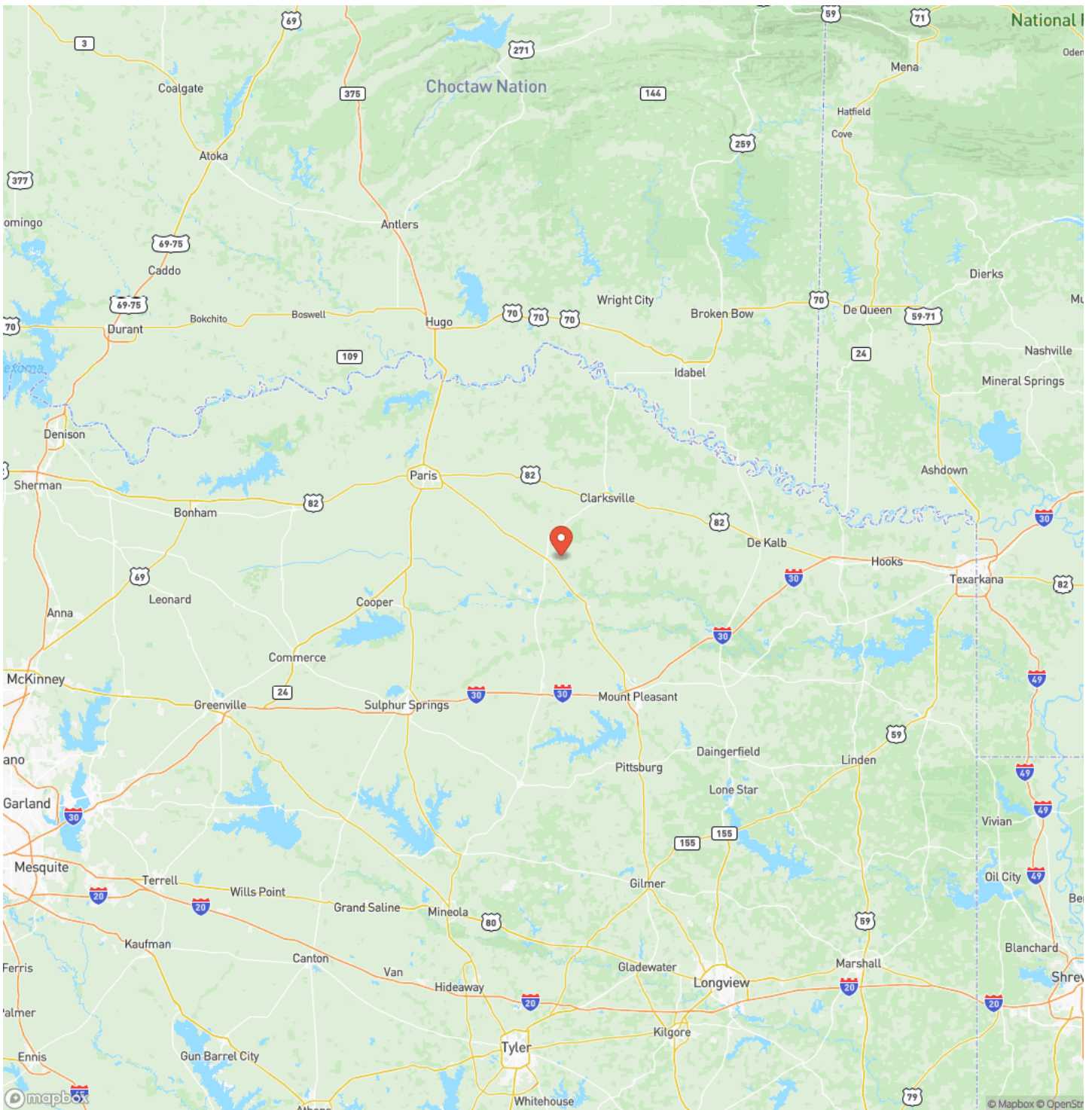
12843 Farm Road 909
Bogata, TX / Red River County



Locator Map



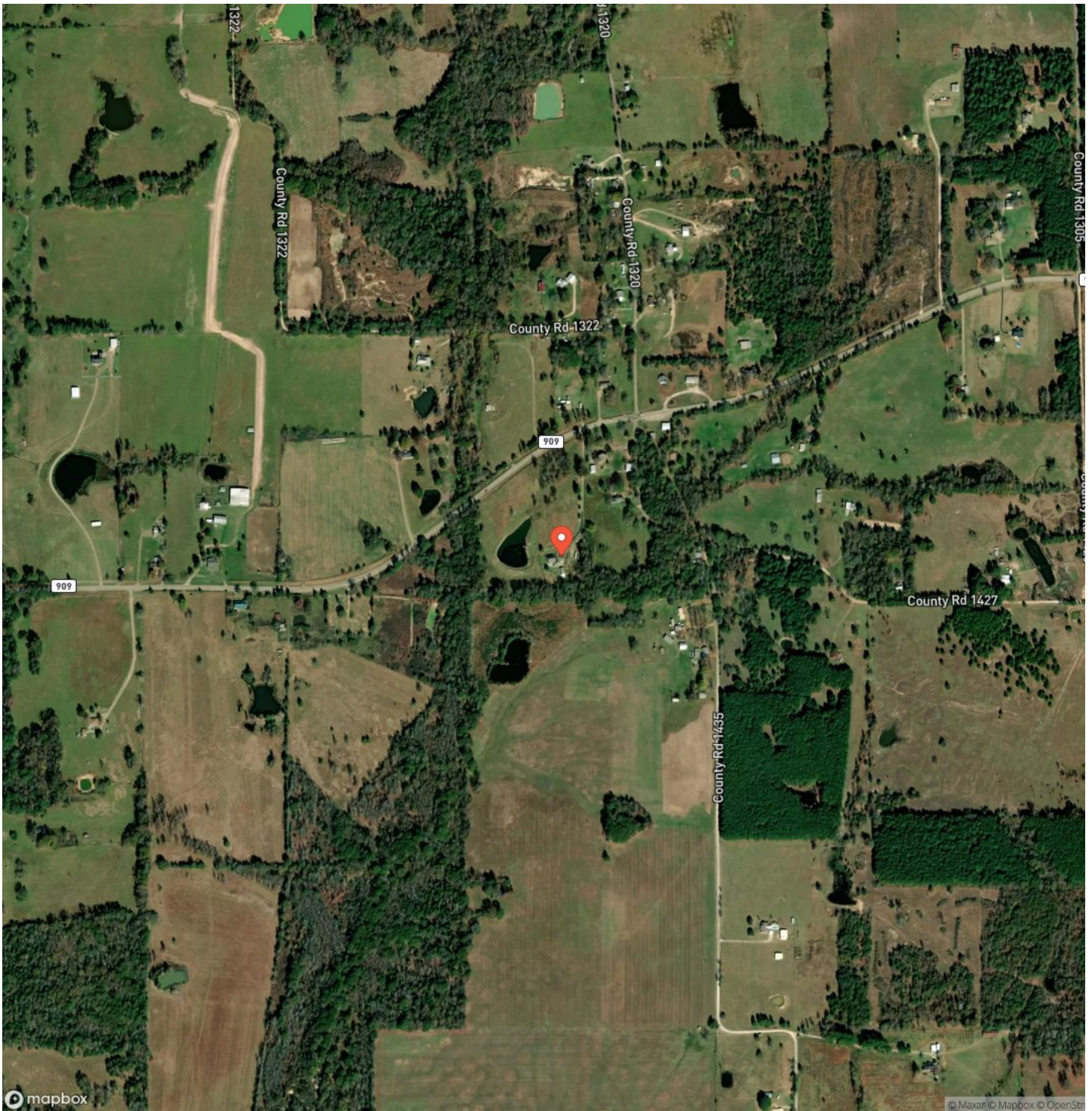
Locator Map



MORE INFO ONLINE:

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

Satellite Map



MORE INFO ONLINE:

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

12843 Farm Road 909
Bogata, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

Greg Walker

Mobile

(469) 834-7585

Office

(469) 834-7585

Email

gregwalker0429@gmail.com

Address

2407 Lamar Ave. Ste. A

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

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

[illegible]

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/>
