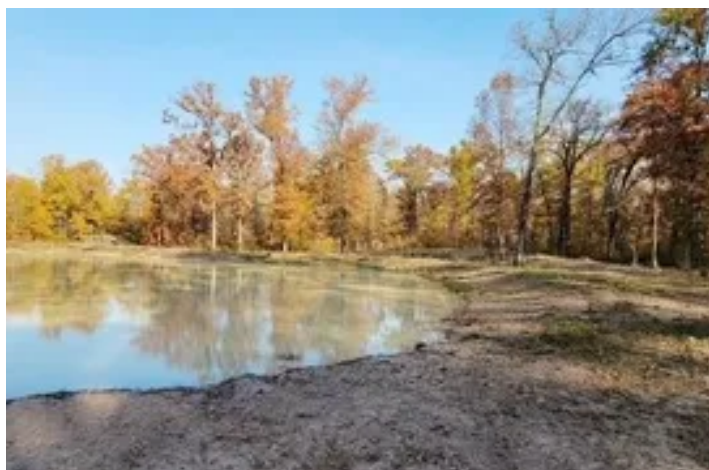
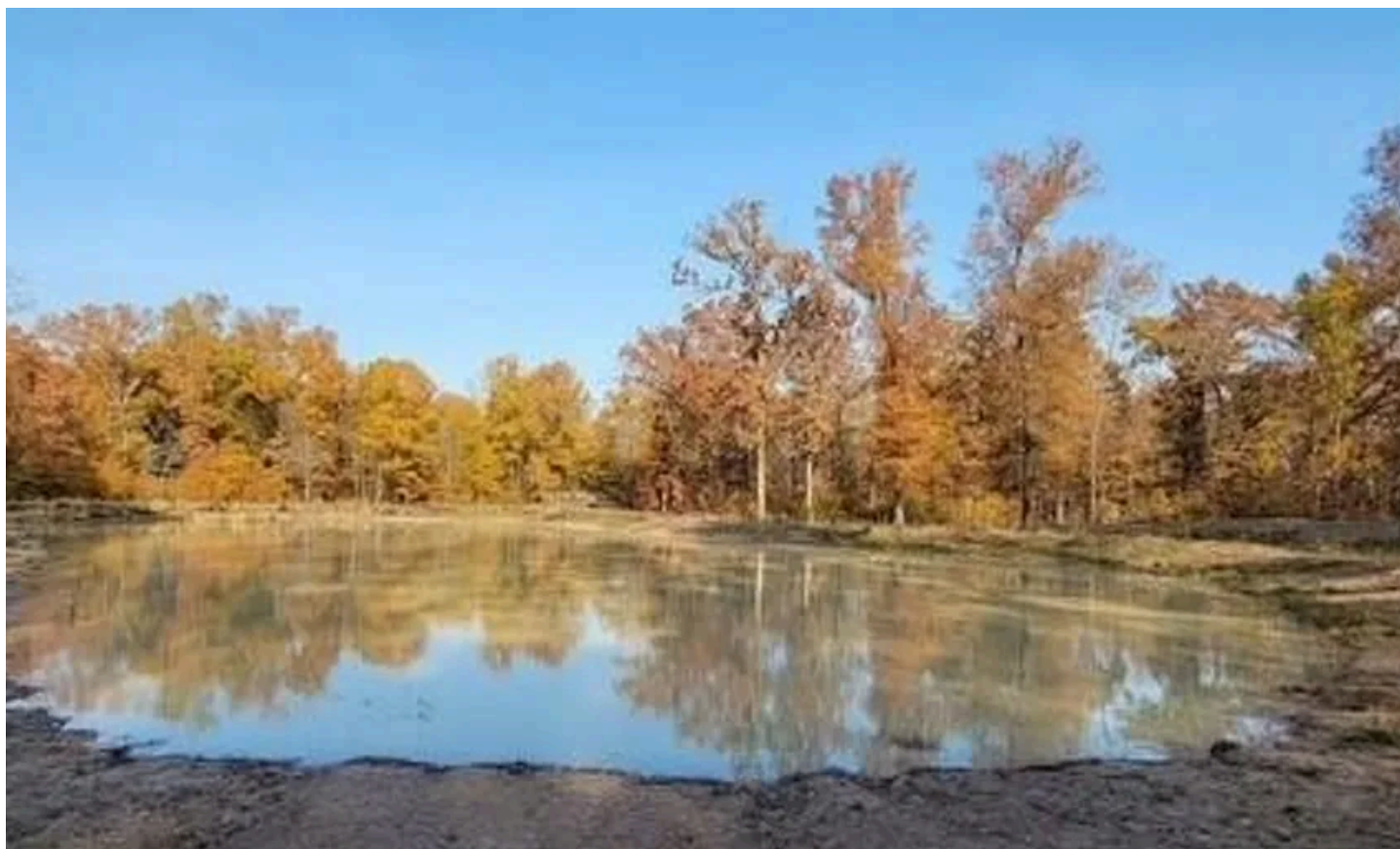


1356 County Road 1470 Bogata, TX 75417
1356 County Road 1470
Bogata, TX 75417

\$299,500
37.260± Acres
Red River County



1356 County Road 1470 Bogata, TX 75417
Bogata, TX / Red River County

SUMMARY

Address

1356 County Road 1470

City, State Zip

Bogata, TX 75417

County

Red River County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

33.421228 / -95.1792

Acreage

37.260

Price

\$299,500

Property Website

<https://www.glasslandandhome.com/property/1356-county-road-1470-bogata-tx-75417-red-river-texas/80266/>



1356 County Road 1470 Bogata, TX 75417
Bogata, TX / Red River County

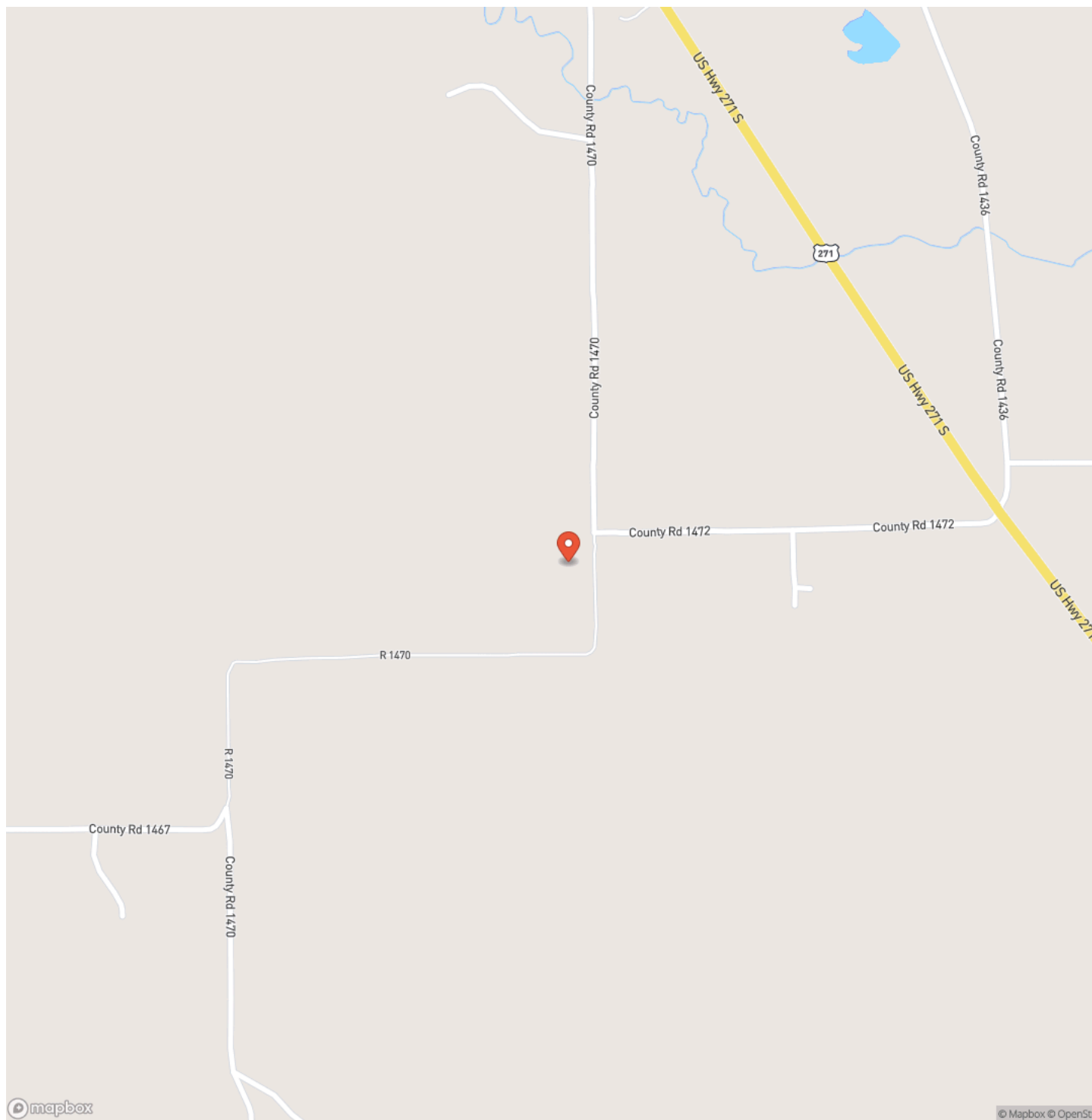
PROPERTY DESCRIPTION

Looking for an awesome recreational getaway? How about the perfect building spot with no restrictions overlooking a large pond? This is it. 37.26 acres with lots of mature Oak trees, plenty of wildlife, 2 house pads, and an all weather road already in place running throughout the property, Electricity with electric panel already in place. Bring your camper while you build your forever home or just a hunting cabin. Water already on site with a newly dug Well. TCEQ water cert. Only 1.7 miles from Rivercrest High School. Escape to your piece of paradise. Plenty of solitude with very few neighbors but still close to Kelly Produce, Bogota, Dollar Stores, & close to all other amenities. Buyer will save money, recent survey in hand. Current AG Exemption Timber

1356 County Road 1470 Bogata, TX 75417
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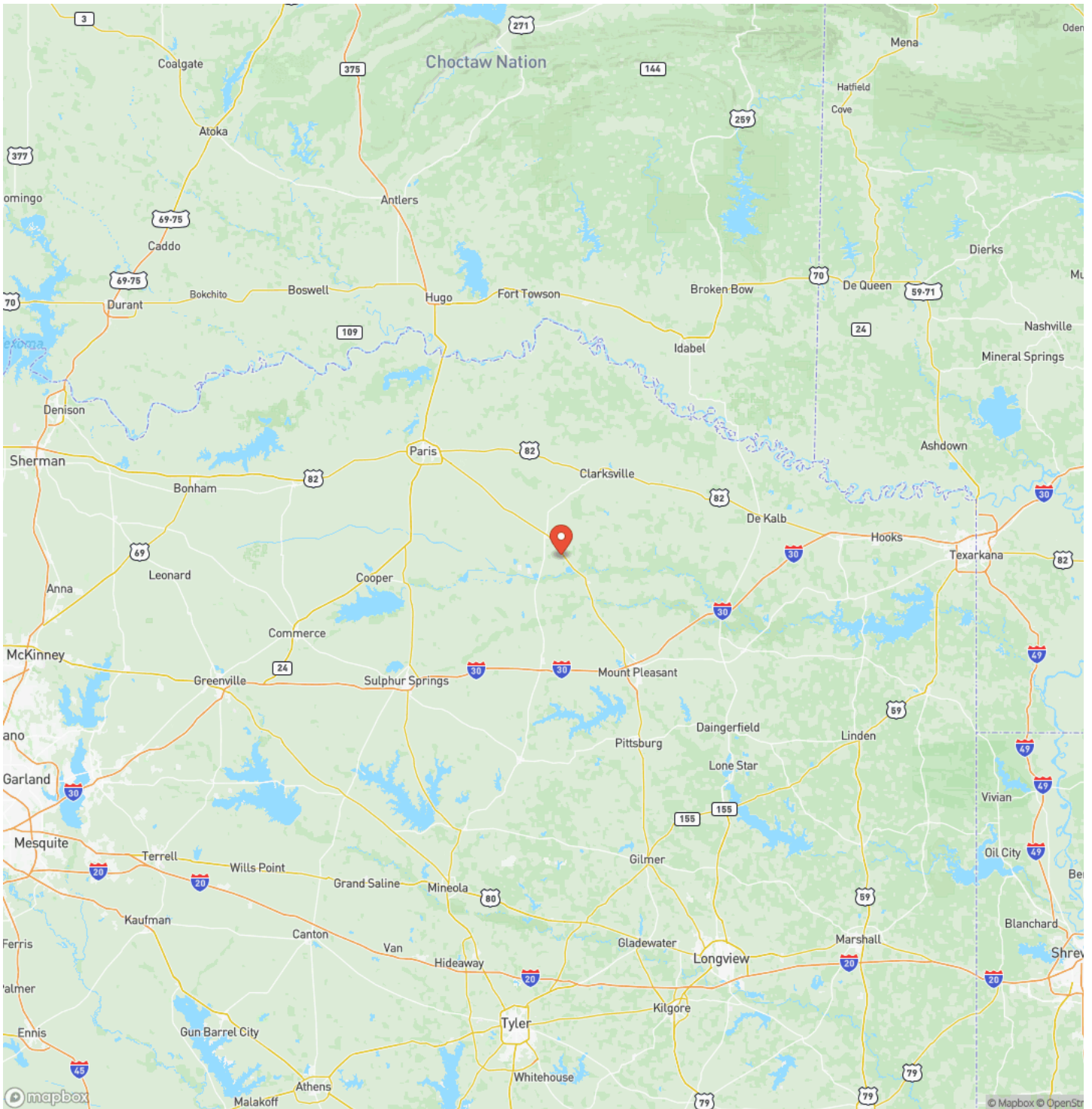


Locator Map



1356 County Road 1470 Bogata, TX 75417
Bogata, TX / Red River County

Locator Map



1356 County Road 1470 Bogata, TX 75417
Bogata, TX / Red River County

Satellite Map



1356 County Road 1470 Bogata, TX 75417
Bogata, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

Melissa Fox

Mobile

(903) 517-3228

Email

missyfox2001@gmail.com

Address

City / State / Zip

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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