

Elm Creek 43 Ranch
2564 FM 339
Groesbeck, TX 76642

\$433,800
43.380± Acres
Limestone County



Elm Creek 43 Ranch
Groesbeck, TX / Limestone County

SUMMARY

Address

2564 FM 339

City, State Zip

Groesbeck, TX 76642

County

Limestone County

Type

Ranches, Horse Property, Recreational Land, Hunting Land

Latitude / Longitude

31.415257 / -96.703727

Acreage

43.380

Price

\$433,800

Property Website

<https://wootenlandco.com/property/elm-creek-43-ranch-limestone-texas/97963/>



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Groesbeck, TX / Limestone County

PROPERTY DESCRIPTION

Elm Creek 43 Ranch - 43± Acres | Limestone County, Texas

Location:

The Elm Creek 43 Ranch is a 43± acre tract located in Limestone County, Texas, just outside of Groesbeck. The property features paved frontage along Highway 339, providing excellent access and visibility while still offering a private, rural setting.

Land & Improvements:

This versatile property offers a mix of open pasture and native cover, making it well-suited for both cattle grazing and recreational use. There is access to electricity, allowing for future improvements such as a homesite, hunting cabin, or working pens.

Water:

A standout feature of the ranch is Elm Creek frontage, adding scenic value to the property. There is also one stock tank.

Wildlife & Recreation:

The combination of water, cover, and open pasture creates ideal habitat for whitetail deer, hogs, and other native wildlife. Whether used as a weekend hunting retreat or a small cattle operation, this ranch offers strong recreational appeal.

Summary:

With highway frontage, Elm Creek, access to electricity, and multiple use opportunities, the Elm Creek 43 Ranch is a well-rounded property in a desirable Limestone County location.

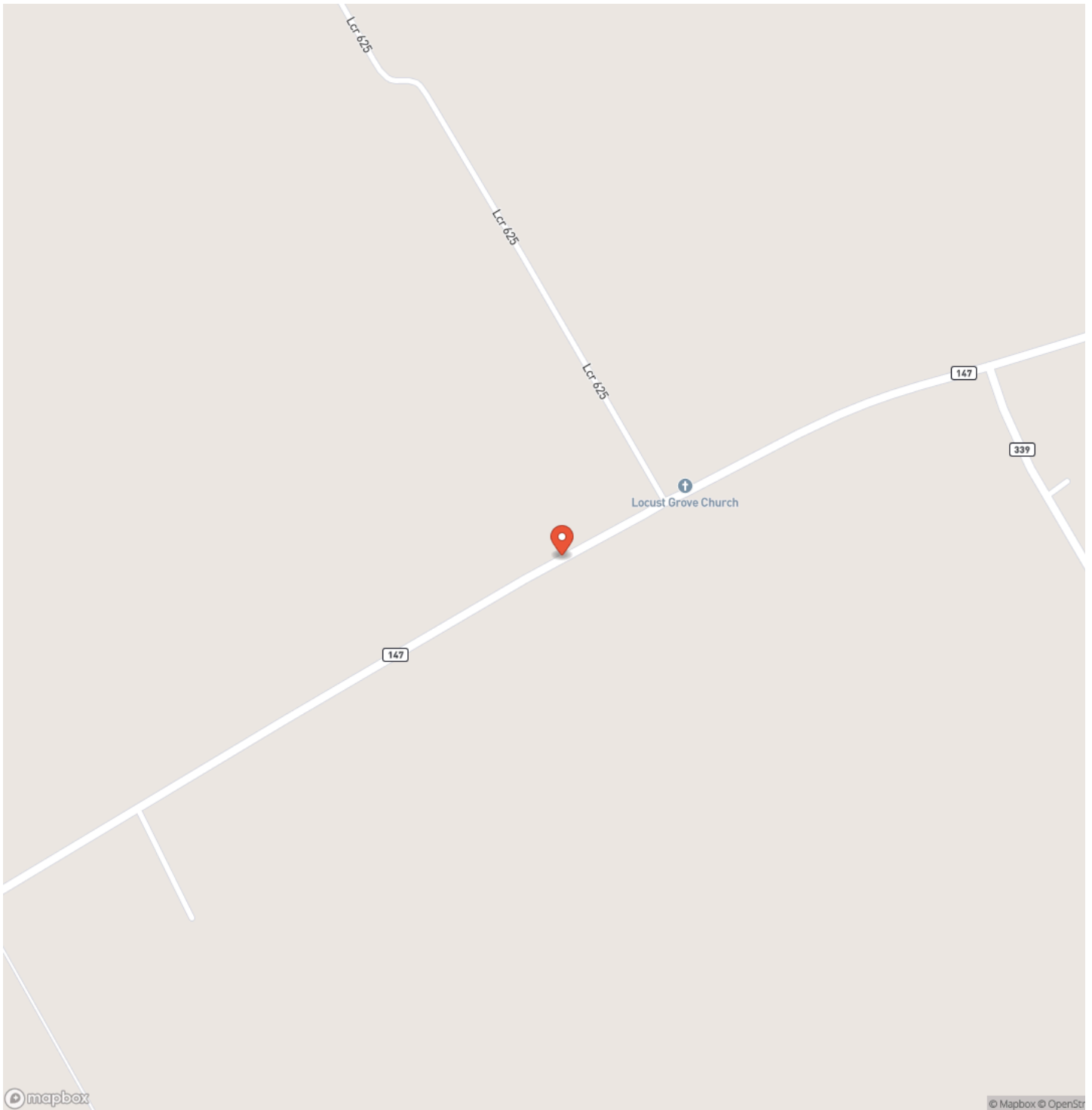
Disclosure:

The buyer's agent must be identified at first contact and accompany the buying prospect on the first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the discretion of Wooten Land Co. LLC.

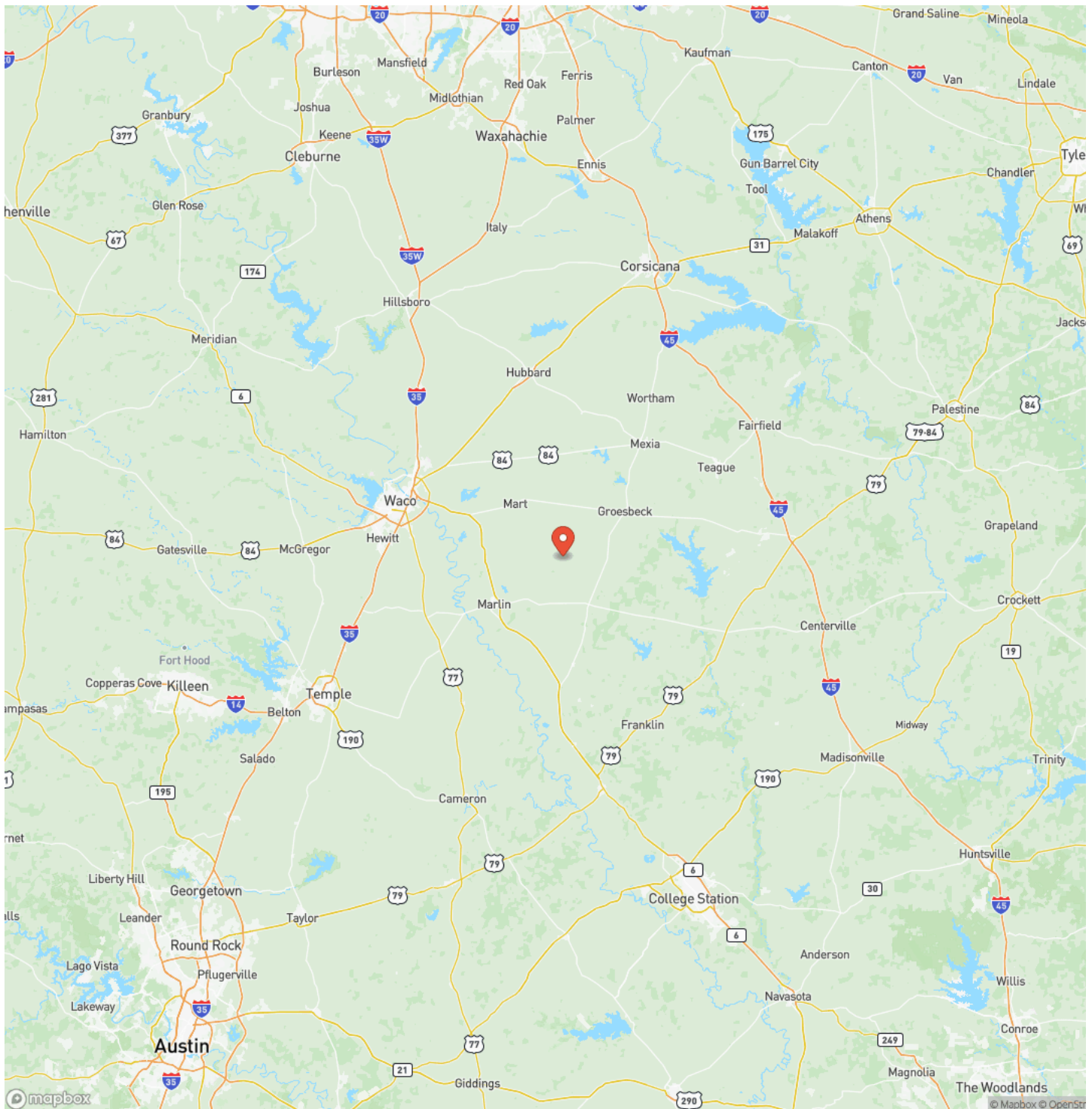
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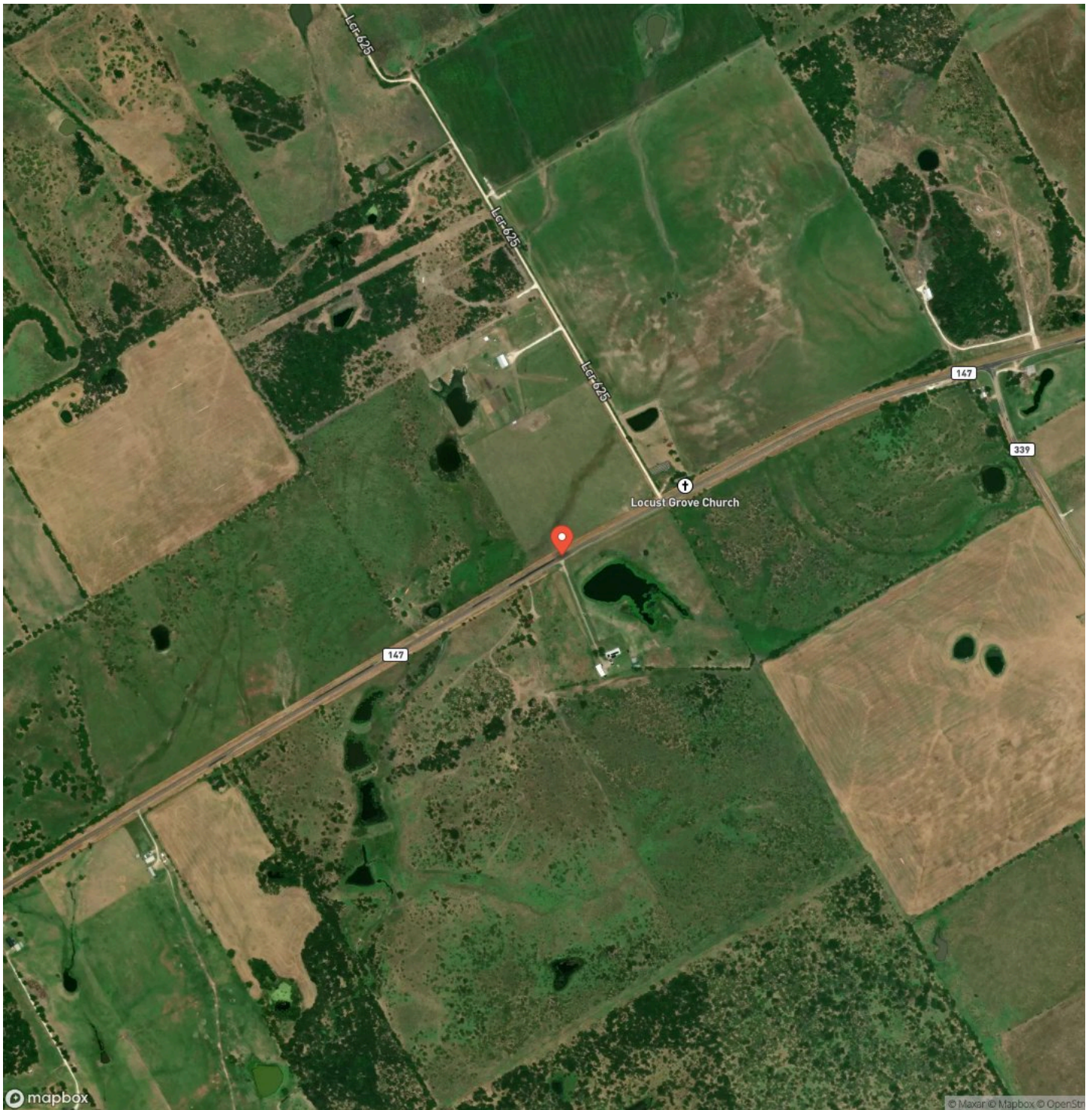
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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.

Wooten Land Co.

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