

Country Charm
806
Savoy, TX 75479

\$449,900
10.270± Acres
Fannin County



Country Charm
Savoy, TX / Fannin County

SUMMARY

Address

806 N FM 1752

City, State Zip

Savoy, TX 75479

County

Fannin County

Type

Farms, Horse Property, Single Family, Residential Property, Ranches

Latitude / Longitude

33.599273 / -96.366651

Dwelling Square Feet

1120

Bedrooms / Bathrooms

3 / 2

Acreage

10.270

Price

\$449,900

Property Website

<https://kwland.com/property/country-charm-fannin-texas/93263/>



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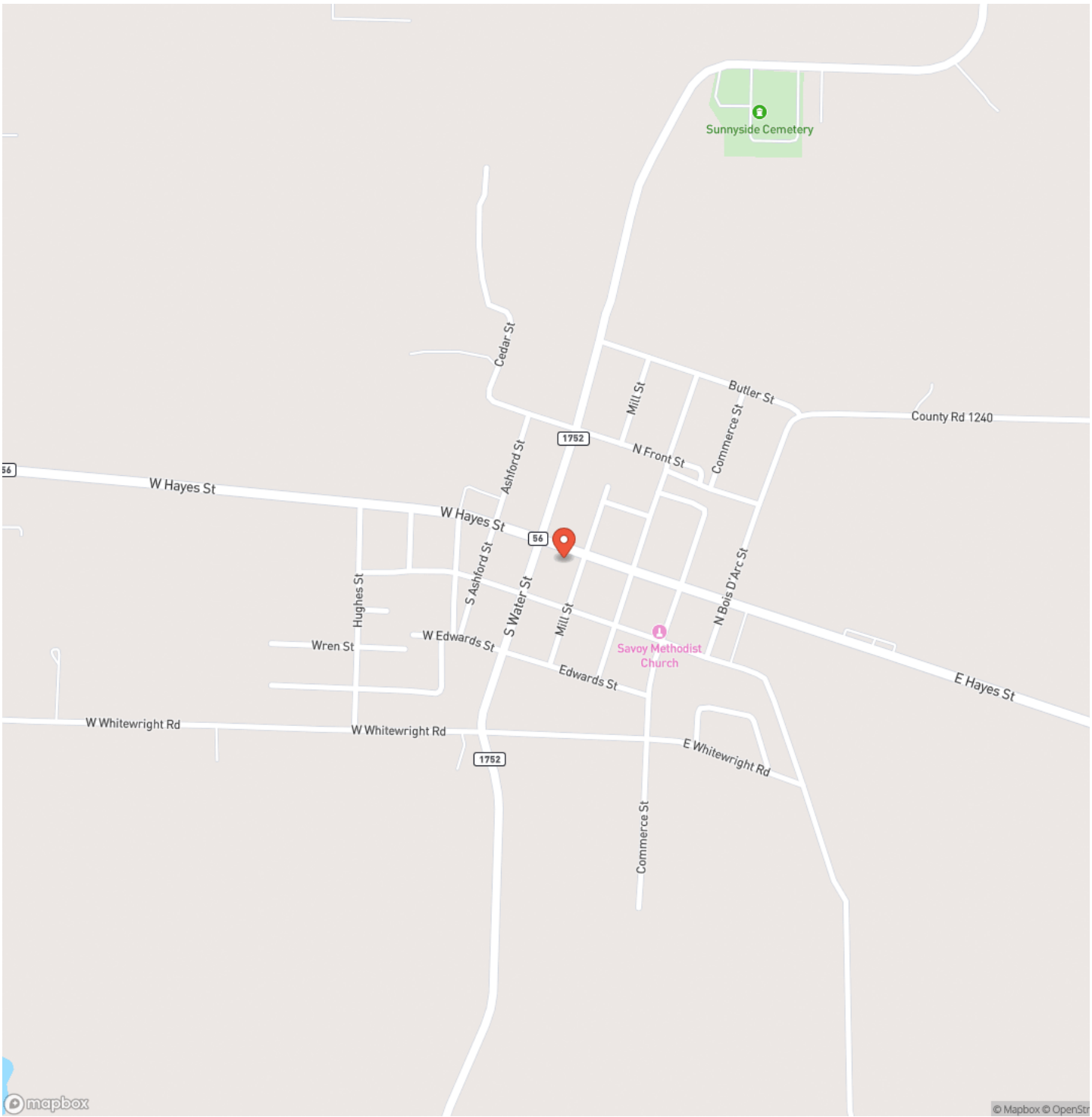
PROPERTY DESCRIPTION

Country Charm Awaits Looking for peaceful country living? This is it! Bring your horses, cattle, or FFA projects — this serene property offers everything you need for a quiet life surrounded by nature. It features a Forestal horse barn with a tack room, cross fencing, and lush pasture areas divided for multiple uses — keep goats in the front, horses in the back, or enjoy plenty of space for all your animals. There are even RV hookups for extra convenience! A three-bedroom, two-bath mobile home currently sits on the property. It's move-in ready with an open-concept kitchen and split-bedroom floor plan. While a fresh coat of paint could add a touch of your own style, the home is full of warmth and love. Whether you keep it or replace it with your dream home, the possibilities here are endless. Enjoy shady trees perfect for gatherings, cookouts, and relaxing evenings outdoors. Escape the city, breathe the fresh country air, and enjoy your very own slice of heaven — just minutes from two lakes, local casinos, and all the small-town charm you've been searching for.

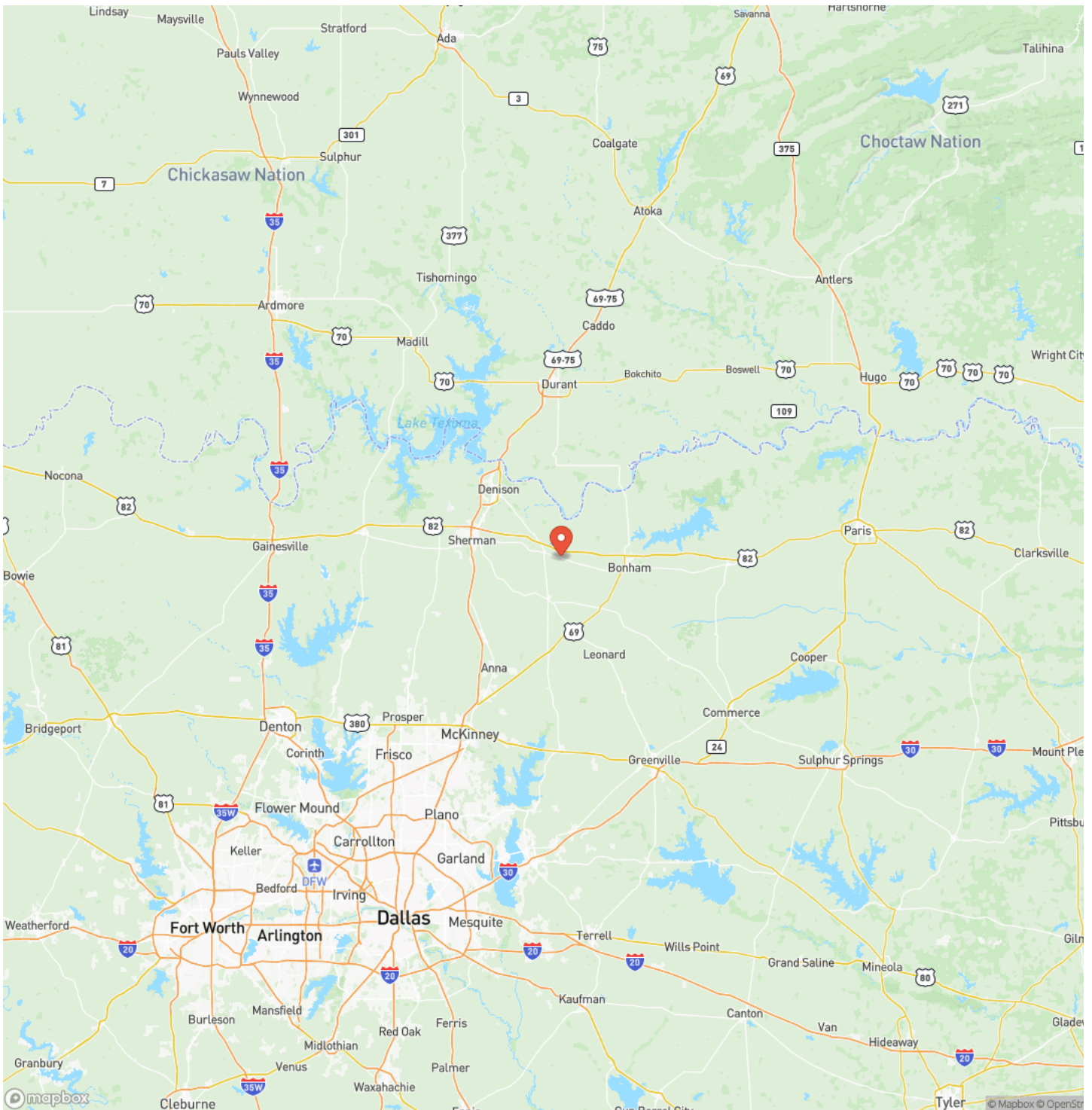
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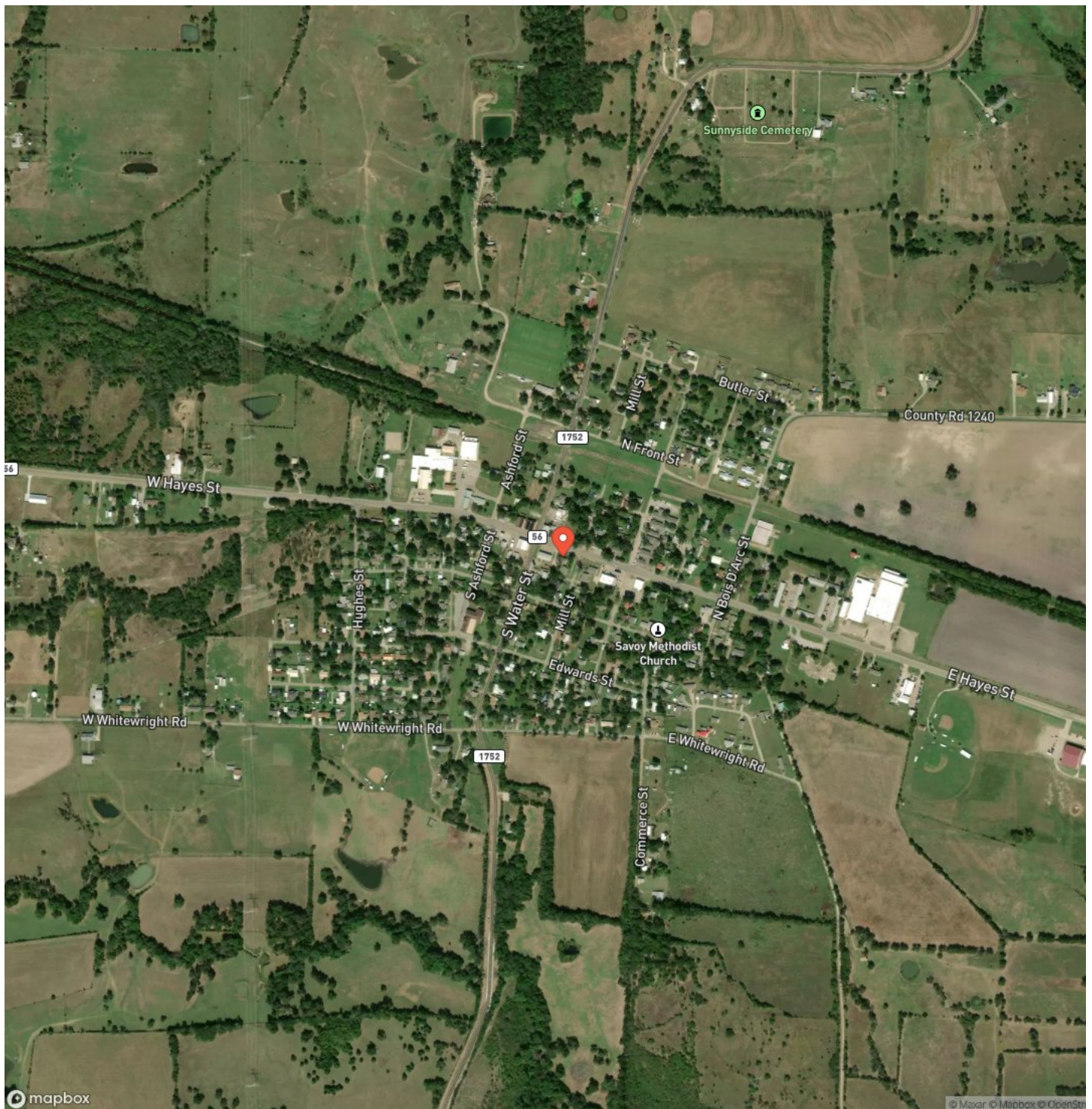
Locator Map



Locator Map



Satellite Map



Country Charm
Savoy, TX / Fannin County

LISTING REPRESENTATIVE
For more information contact:



Representative

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City / State / Zip

NOTES

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.

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

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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.

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