

Double Creek Ranch 100 Acres Lamar County
0000 37100 County Line Rd, Sumner, TX, 75486
Sumner, TX 75486

\$800,000
100± Acres
Lamar County



**Double Creek Ranch 100 Acres Lamar County
Sumner, TX / Lamar County**

SUMMARY

Address

0000 37100 County Line Rd, Sumner, TX, 75486

City, State Zip

Sumner, TX 75486

County

Lamar County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.791464 / -95.849193

Acreage

100

Price

\$800,000

Property Website

<https://www.mossyoakproperties.com/property/double-creek-ranch-100-acres-lamar-county-lamar-texas/90367/>



Double Creek Ranch 100 Acres Lamar County Sumner, TX / Lamar County

PROPERTY DESCRIPTION

For more information regarding this listing, please contact Keaton Livingston at [469-734-3112](tel:469-734-3112)

Double Creek Ranch is located in Lamar County, Texas, this 100-acre property combines spring fed creeks, diverse terrain, prime recreational opportunities, ability to support a cattle operation or to build your dream homestead. Named for the two spring-fed creeks that run through the center of the land, the ranch offers year-round water and the potential to create a 15-acre lake or two lakes of 5 and 10 acres each. With over 50 feet of elevation change, the property showcases multiple scenic build sites that overlook the ranch, making it ideal for a weekend retreat, hunting property, or full-time residence.

The ranch is also an excellent cattle property, featuring improved grasses and strong perimeter and cross fencing to support livestock. A well-built set of cattle pens at the front of the property makes it easy to manage herds, while productive soils enhance both grazing and hay production.

Utilities are already on-site, including electricity run 800 feet into the property and the option to connect to co-op water at the county road or utilize the existing water well. At the back of the property, 22 acres of mature hardwoods create outstanding wildlife habitat, and the ranch borders mitigation land that is not hunted, serving as a natural sanctuary for trophy whitetail deer and turkey. This region is well known for excellent hunting opportunities.

The property is fully accessible via paved county road frontage, making it a turnkey ranching, hunting, and recreational opportunity in Lamar County.

LOCATION:

- County Road 37100, Lamar County, Texas
- 24 miles from Paris, TX
- 34 miles from Bonham, TX
- 107 miles from Dallas, TX

WATER:

- Two spring-fed creeks with year-round flow
- Water well on property
- Co-op water available at county road
- Lake development potential (15-acre or 5- and 10-acre lakes)

CLIMATE:

- Average 46 inches of rainfall per year
- Mild winters and warm summers typical of Northeast Texas

UTILITIES:

- Electricity on property (800 feet inside ranch)
- Co-op water available
- Water well on site

WILDLIFE:

- Whitetail deer
- Turkey
- Dove
- Hogs

MINERALS:

- [Negotiable / No minerals convey]

VEGETATION:

- Improved grasses for grazing and hay production
- 22 acres of mature hardwoods
- Native grasses and scattered trees across pastures

TERRAIN:

- Over 50 feet of elevation change
- Multiple scenic build sites overlooking ranch

SOILS:

- Productive sandy loam soils suitable for pasture and hay production

TAXES:

- Approximately \$[X] annually

IMPROVEMENTS:

- Electricity run into property
- Water well
- Set of cattle pens at front of ranch

CURRENT USE:

- Cattle ranching
- Hunting and recreation

POTENTIAL USE:

- Cattle and hay production
- Hunting ranch and recreational retreat
- Rural homesite with lake development potential

NEIGHBORS:

- Borders mitigation land (not hunted)
- Surrounding ranch and farm operations

FENCING:

- Perimeter and cross fencing in good condition

ACCESS:

- Paved county road frontage (CR 37100)

EASEMENTS:

- Standard utility easements of record

LEASES:

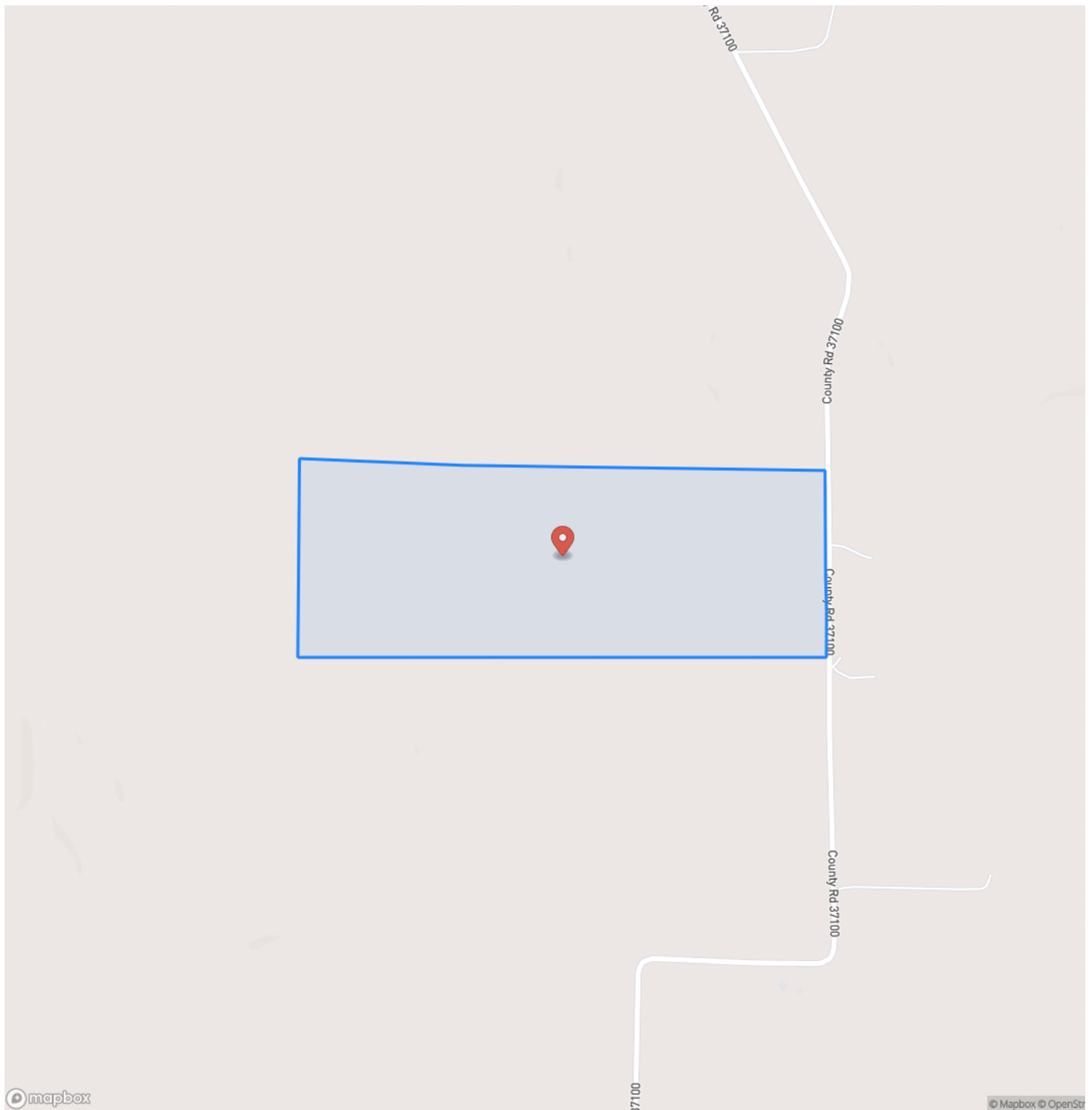
- None

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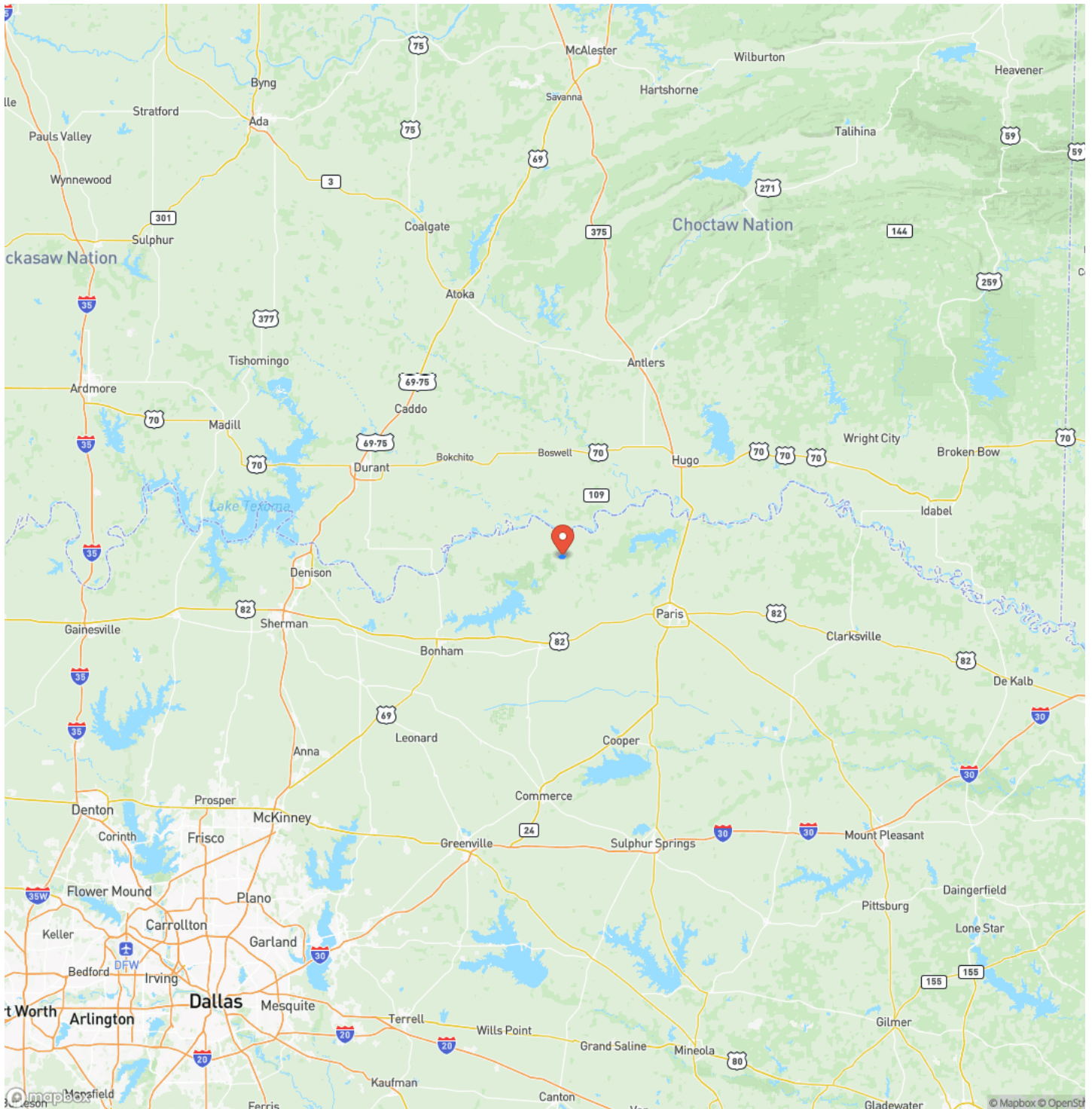
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Sumner, TX / Lamar County**



Locator Map



Locator Map



Satellite Map



Double Creek Ranch 100 Acres Lamar County Sumner, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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[illegible]

MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

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