

46.58 Acres With Home in Hunt County TX
6482 COUNTY ROAD 4700
Wolfe City, TX 75496

\$800,000
46.580± Acres
Hunt County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

46.58 Acres With Home in Hunt County TX
Wolfe City, TX / Hunt County

SUMMARY

Address

6482 COUNTY ROAD 4700

City, State Zip

Wolfe City, TX 75496

County

Hunt County

Type

Ranches, Residential Property, Single Family, Farms

Latitude / Longitude

33.317235 / -95.974581

Dwelling Square Feet

2110

Bedrooms / Bathrooms

3 / 2

Acreage

46.580

Price

\$800,000

Property Website

<https://moreoftexas.com/detail/46-58-acres-with-home-in-hunt-county-tx-hunt-texas/49901/>



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PROPERTY DESCRIPTION

Discover the charm of country living with this captivating 46-acre property located between Wolfe City and Commerce in the picturesque landscape of Hunt County, Texas. Boasting a classic old farmhouse this productive farm is the perfect place to settle down and escape the city. As you approach the property, you are greeted by the expansive hay fields, spanning across acres of fertile land. Currently utilized for hay cutting, the land presents an opportunity to expand your hay operation or turn out your own livestock for grazing. The pond located behind the house is great for fishing provides great views of the property. Situated strategically between Wolfe City and Commerce, the property offers a perfect balance of rural serenity and proximity to local amenities. Enjoy the peaceful seclusion of country living while having convenient access to neighboring towns for shopping, dining, and entertainment. The old farmhouse, with its rustic charm, becomes the focal point of this estate. It holds the promise of restoration and transformation, offering a canvas for your vision of a dream home that seamlessly blends the character of the past with the comforts of the present. This 46-acre retreat in Hunt County, Texas, invites you to come experience rural Texas and to create a private haven away from the hustle and bustle. This property provides the canvas for your rural dreams to flourish.



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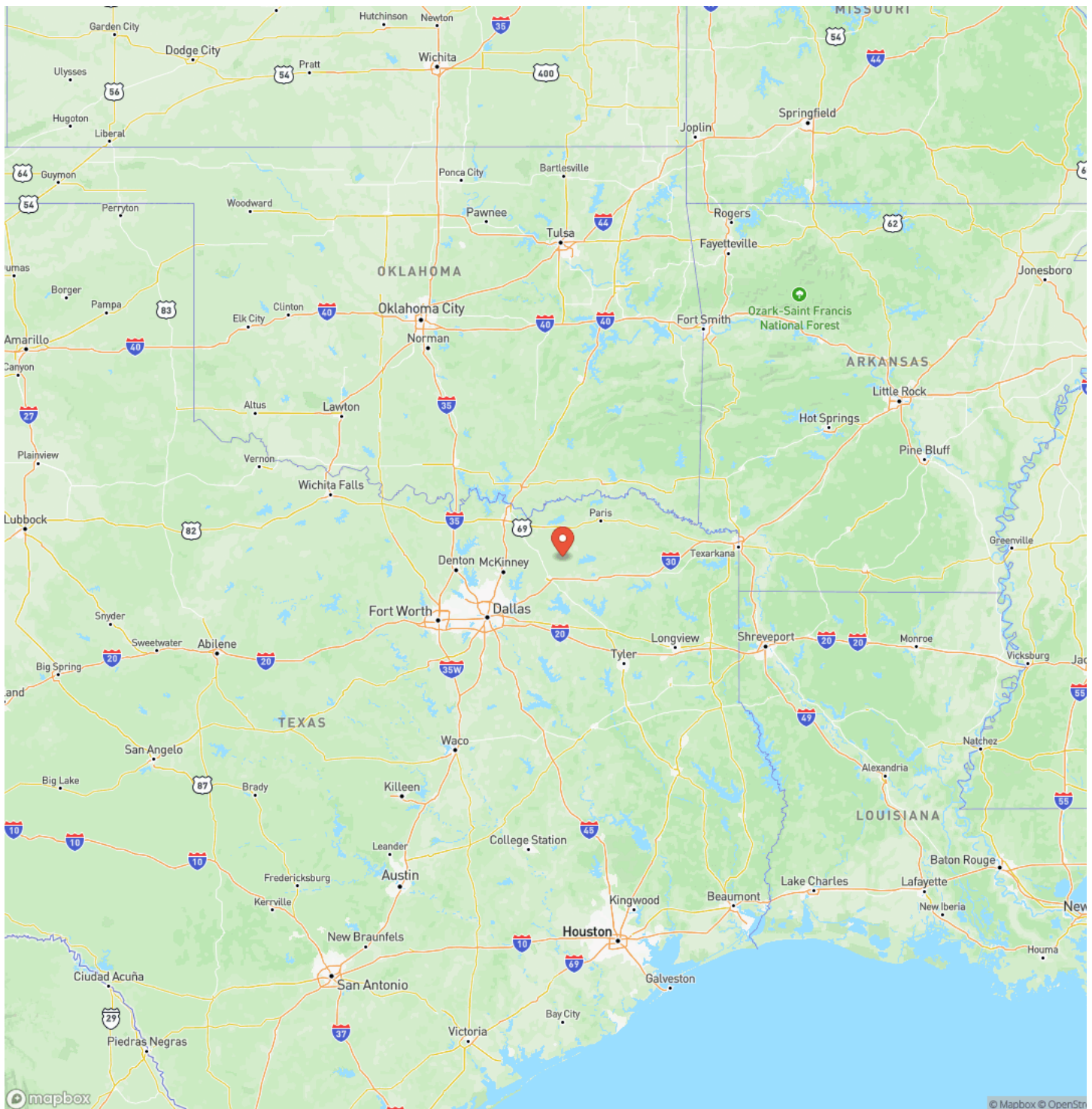
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Locator Map



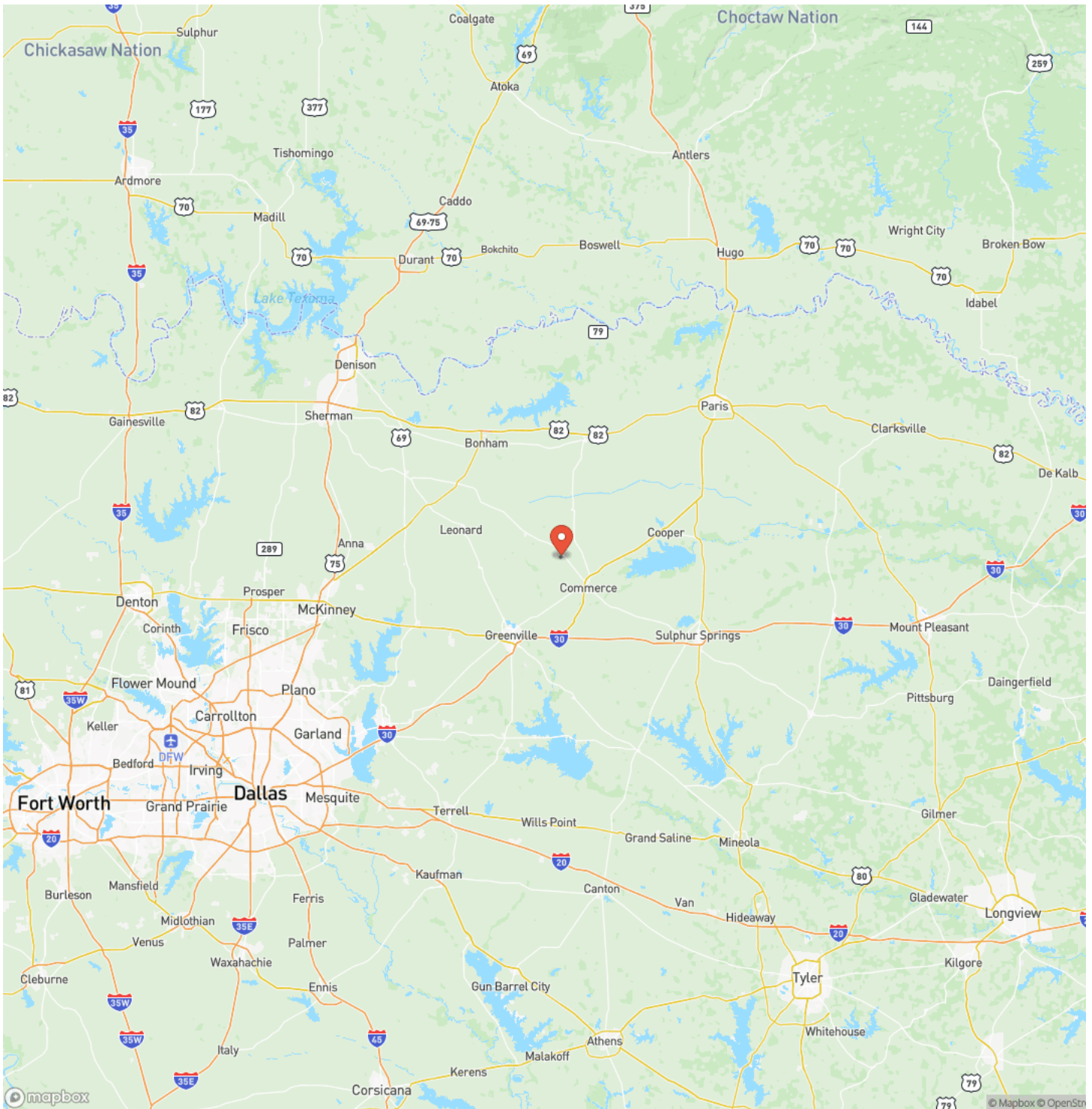
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Locator Map



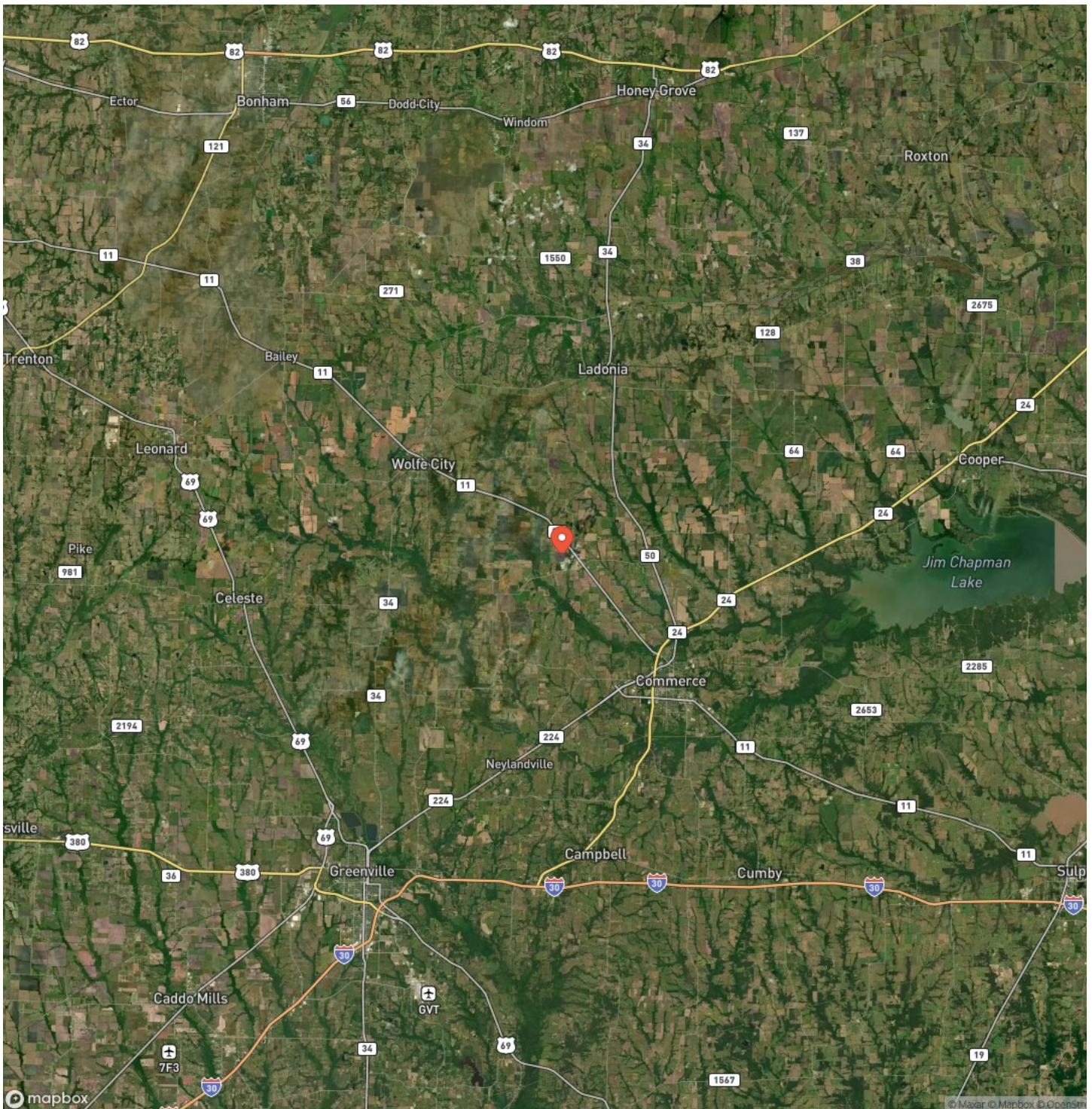
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

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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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Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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