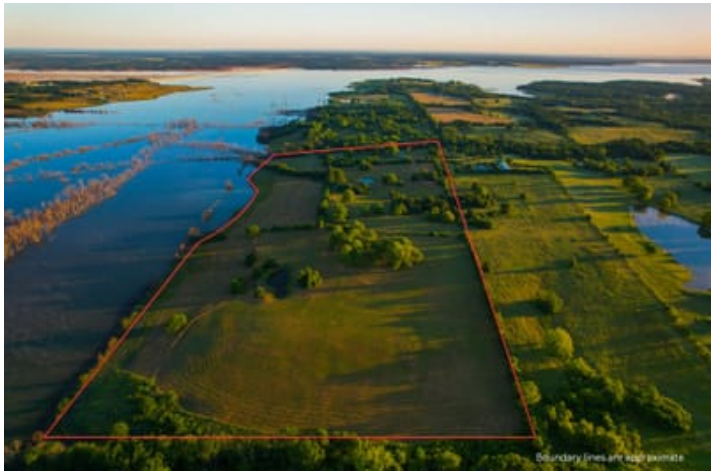
45.99 Acres Lake Bois D'arc with 2800+ Feet of Lake Front
2000 County Road 2950
Dodd City, TX 75438

$3,311,280
45.99± Acres
Fannin County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
2000 County Road 2950

City, State Zip
Dodd City, TX 75438

County
Fannin County

Type
Farms, Hunting Land, Ranches, Business Opportunity, Recreational Land, Undeveloped Land, Lakefront

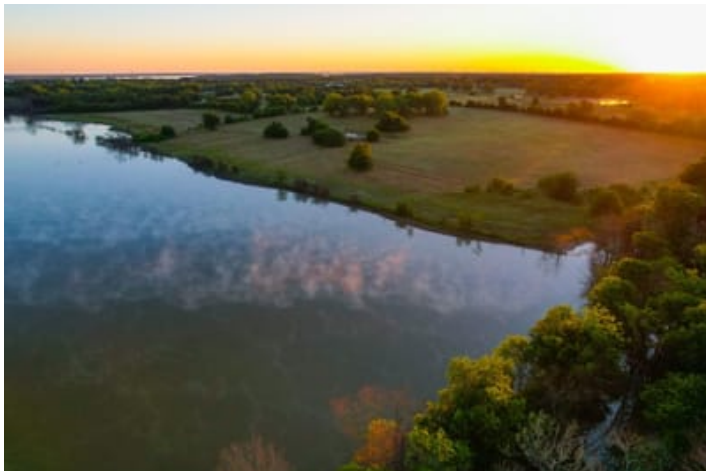
Latitude / Longitude
33.627505 / -96.03508

Acreage
45.99

Price
$3,311,280

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For more information regarding this listing, please contact Keaton Livingston at 469-734-3112 .

45.99 Acres with 2,800+ Feet of Dockable Waterfront on Bois d'Arc Lake

Welcome to an impressive, undeveloped waterfront tract on Bois d'Arc Lake. Located at the end of a dead-end county road in Dodd City, Texas, this exceptional 45.99 acre property offers a rare combination of privacy, lots of topography, and over 2,800 feet of dock-capable shoreline on one of North Texas' newest and most sought-after recreational lakes.

The property's rolling terrain features approximately 40 feet of elevation change, creating numerous elevated homesites with panoramic views across the lake. Massive mature pecan trees are scattered throughout the tract, adding beauty and character to an already remarkable property.

In addition to the extensive lake frontage, the property includes three ponds that enhance both the recreational appeal and wildlife habitat. The long rectangular layout and substantial shoreline make this tract especially attractive for a private family compound, luxury waterfront estate, or a thoughtfully planned development of premium lakefront lots.

Bois d'Arc Lake encompasses approximately 16,600 surface acres and offers outstanding fishing for largemouth bass, crappie, and catfish, along with boating, water sports, and year-round recreation.

As the first major reservoir built in Texas in nearly 30 years, the lake has already spurred significant growth and investment throughout Fannin County. There have been multiple successful waterfront developments, and demand continues to grow as more people discover the area. The nearby city of Bonham and surrounding Fannin County are experiencing steady growth and investment driven by the lake. New infrastructure, residential communities, and recreational amenities are increasing both property values and long-term potential in the region.

Whether you're looking for a private waterfront retreat, a long-term investment, or a high-upside development opportunity, this property offers a rare chance to own a substantial dockable tract on one of the most exciting new lakes in Texas.

LOCATION

- 12 miles to Bonham, TX
- 37 miles to Sherman, TX
- 52 miles to McKinney, TX
- 84 miles to Dallas, TX
- Approximately 1 hour 30 minutes to the Dallas-Fort Worth Metroplex

WATER

- 2,800+ feet of dock-capable shoreline on Bois d'Arc Lake
- Three ponds
- Bois d'Arc Lake encompasses approximately 16,600 acres
- Approximately 86 miles of shoreline
- Excellent fishing for largemouth bass, crappie, and catfish
- Ideal for boating, kayaking, and water sports

ACCESS

- Frontage on County Road 2950
- Located at the end of a dead-end county road
- Approximately 1.3 miles (as the crow flies) to the FM 897 boat ramp. 7.1 mile drive
- Approximately 4.5 miles (as the crow flies) to the South Boat Ramp. 7.2 mile drive

UTILITIES

- Bois d'Arc water available at the property
- Electricity available at the property
- Buyer to verify all utility availability

WILDLIFE

- Whitetail deer
- Waterfowl
- Dove
- Small game

VEGETATION

- Massive mature pecan trees
- Native grasses
- Scattered hardwoods

TERRAIN

- Rolling topography
- Approximately 40 feet of elevation change
- Multiple elevated build sites with panoramic lake views

CURRENT USE

- Recreational property
- Investment property
- Wildlife habitat

POTENTIAL USE

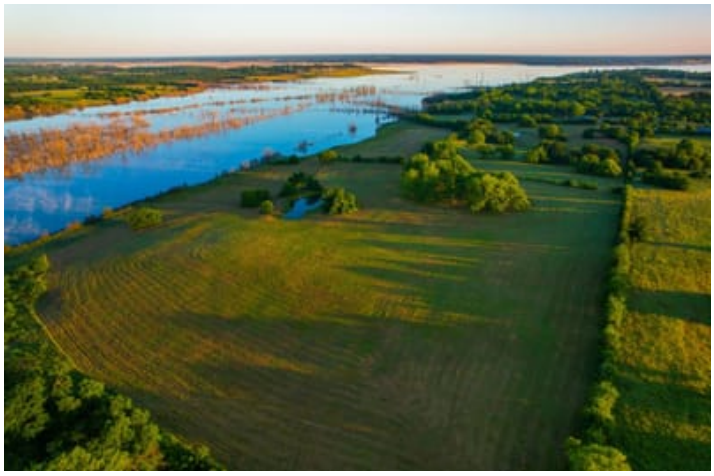
- Private lakefront estate
- Family compound
- Waterfront development
- Recreational retreat
- Short-term rental development
- Hunting and fishing property

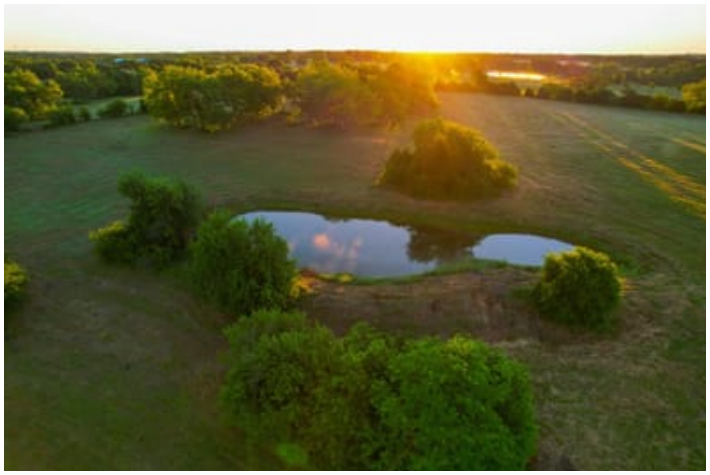
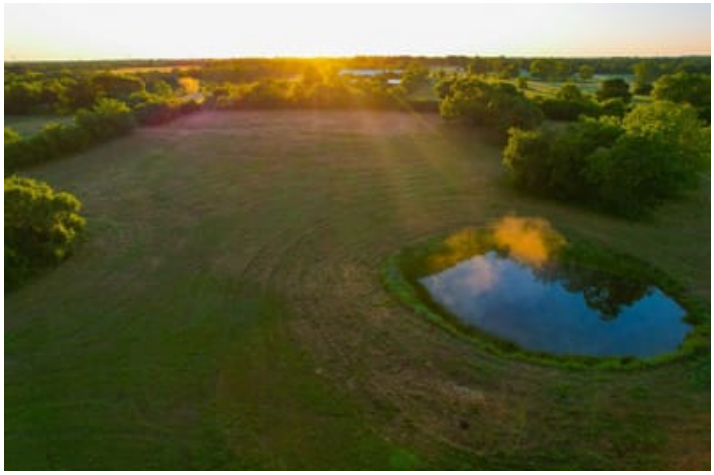
AREA GROWTH

- Fannin County continues to experience strong growth driven by Bois d'Arc Lake
- New infrastructure and waterfront developments are increasing demand in the area
- Excellent long-term appreciation potential

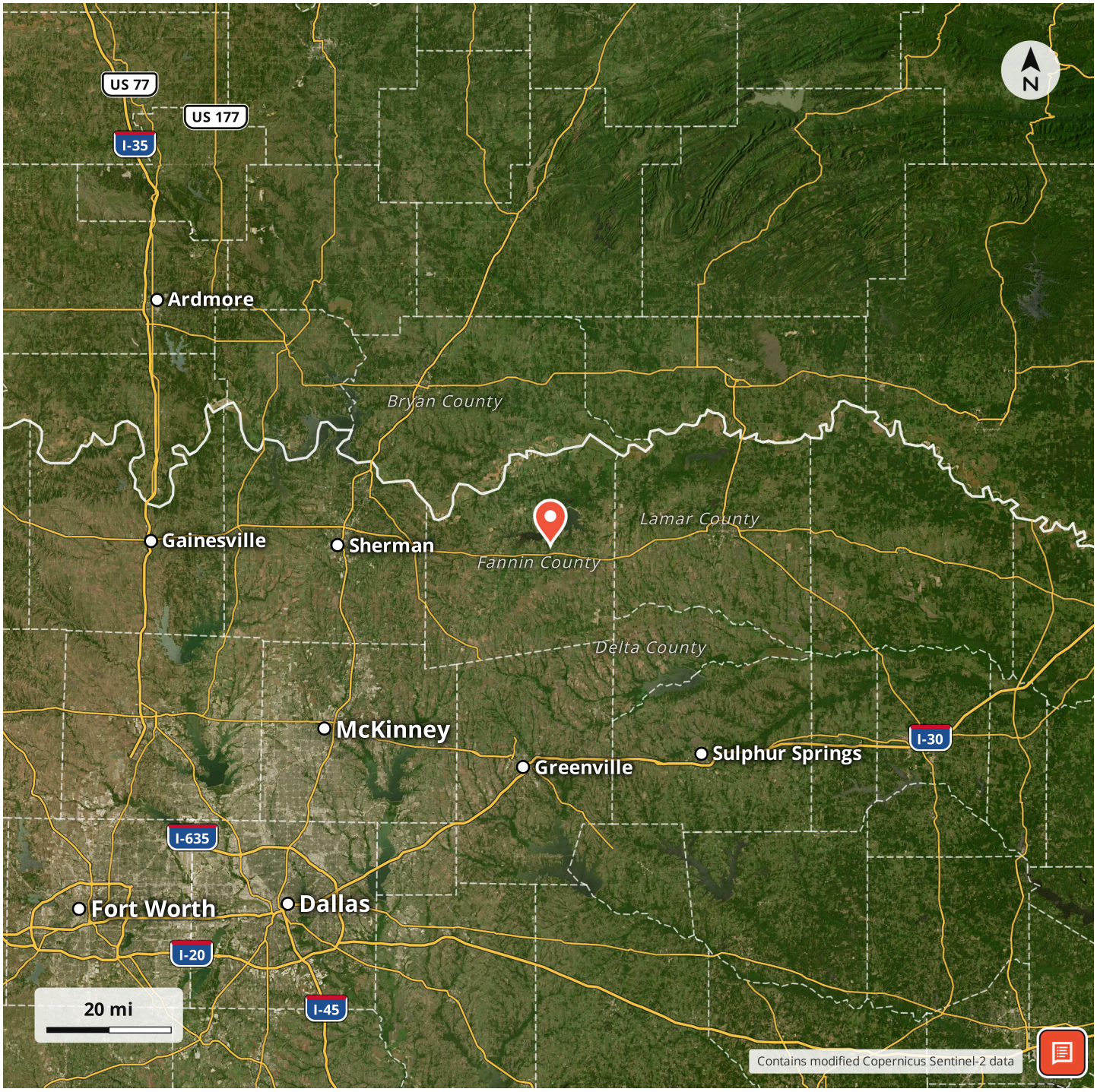
Large, dockable waterfront tracts on Bois d'Arc Lake are becoming increasingly difficult to find. With over 2,800 feet of shoreline, three ponds, mature pecan trees, and excellent development potential, this property represents a rare opportunity to own one of the premier waterfront tracts on North Texas' newest major lake.

For more information regarding this listing please contact Keaton Livingston at 469-734-3112

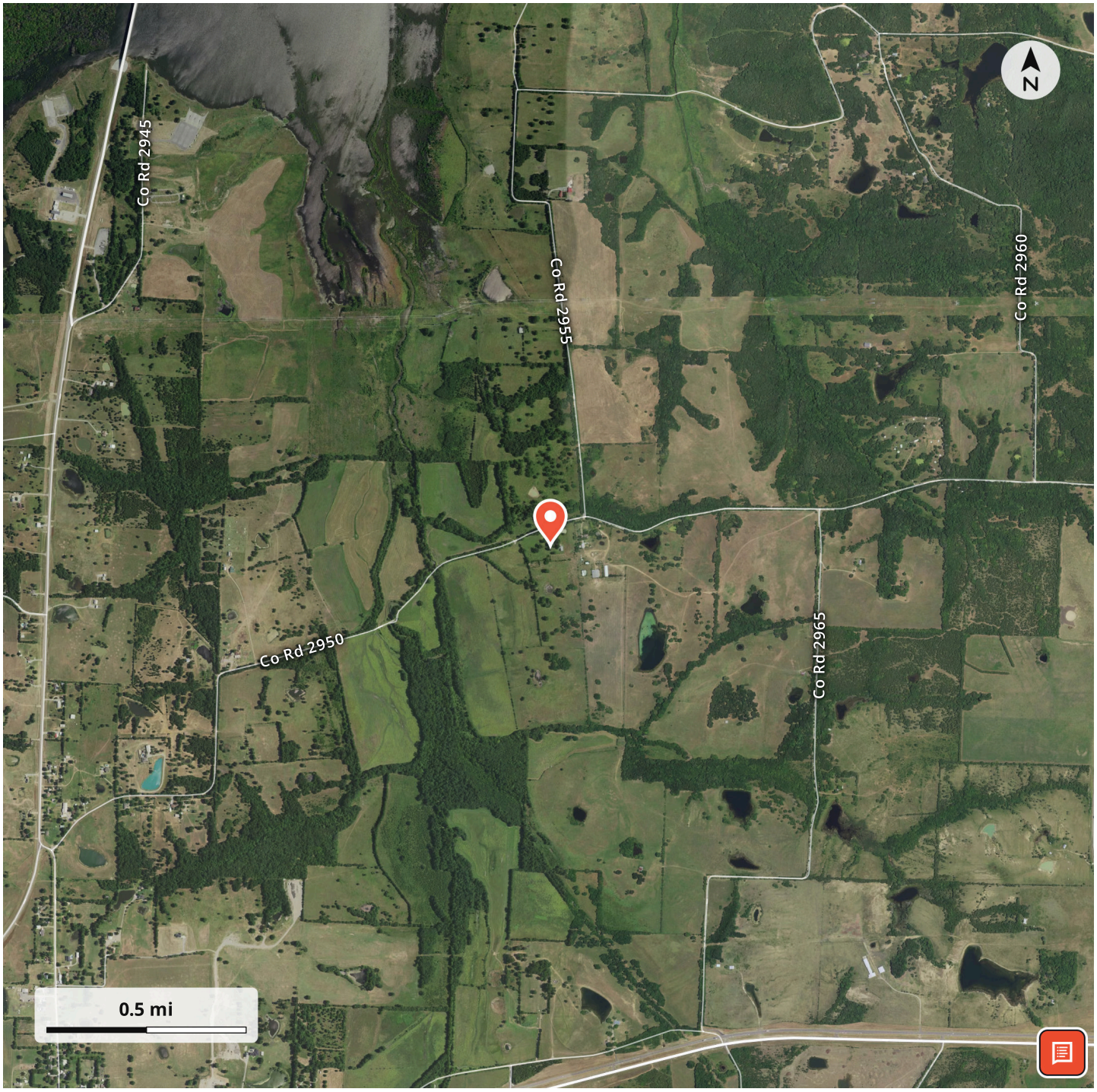


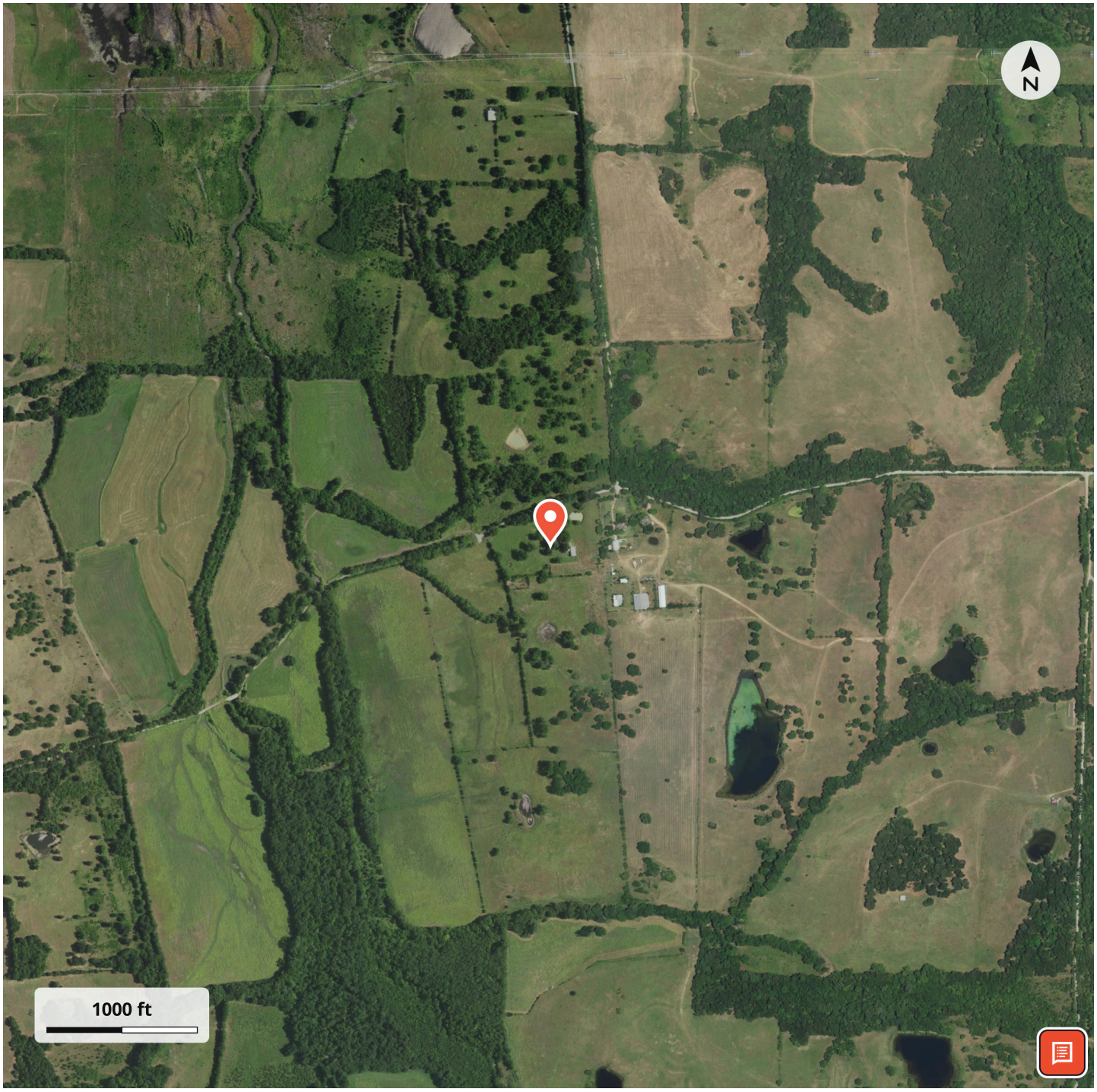

Regional Map



Locator Map



Aerial Map



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

NOTES

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.

Mossy Oak Properties Lone Star Farm and Ranch
2140 CR 16
Childress, TX 79201
(833) 466-7389
https://www.mossyoakproperties.com/