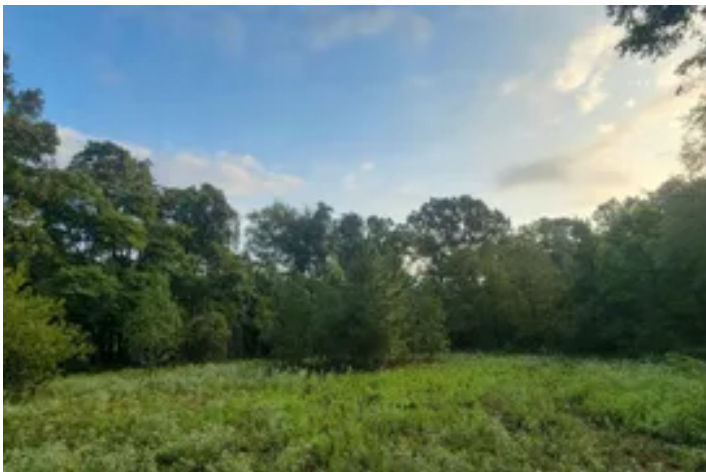


1160 CR 4405 Annona, TX 75550  
1160 County Road 4405  
Annona, TX 75550

**\$175,000**  
35± Acres  
Red River County





**1160 CR 4405 Annona, TX 75550**  
**Annona, TX / Red River County**

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## **SUMMARY**

### **Address**

1160 County Road 4405

### **City, State Zip**

Annona, TX 75550

### **County**

Red River County

### **Type**

Hunting Land, Recreational Land, Undeveloped Land

### **Latitude / Longitude**

33.521291 / -94.862375

### **Dwelling Square Feet**

900

### **Bedrooms / Bathrooms**

2 / 1

### **Acreage**

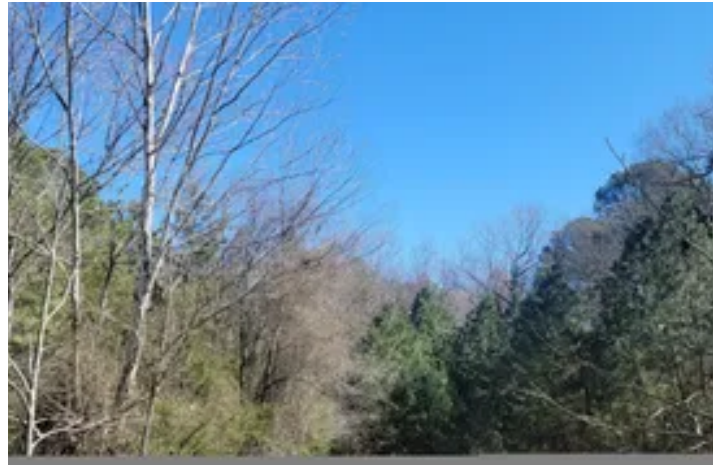
35

### **Price**

\$175,000

### **Property Website**

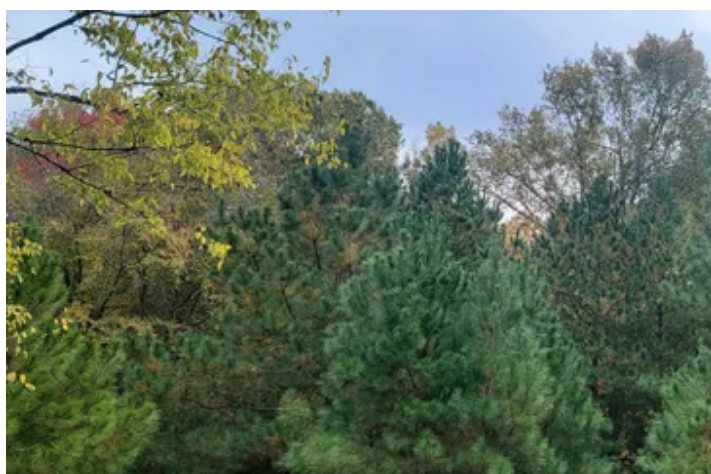
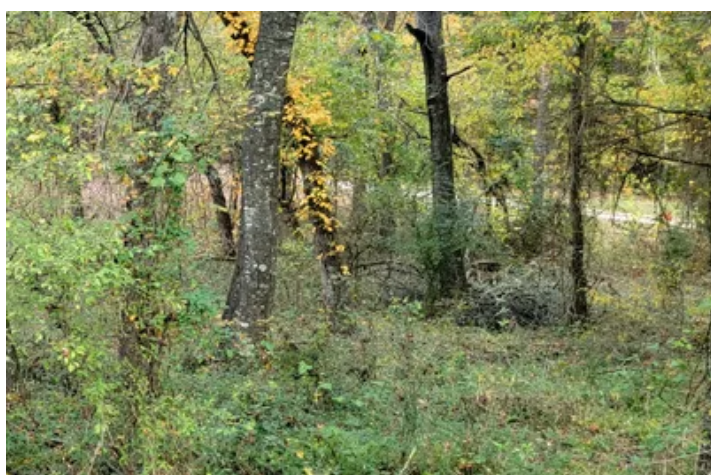
<https://www.glasslandandhome.com/property/1160-cr-4405-annona-tx-75550-red-river-texas/65648/>



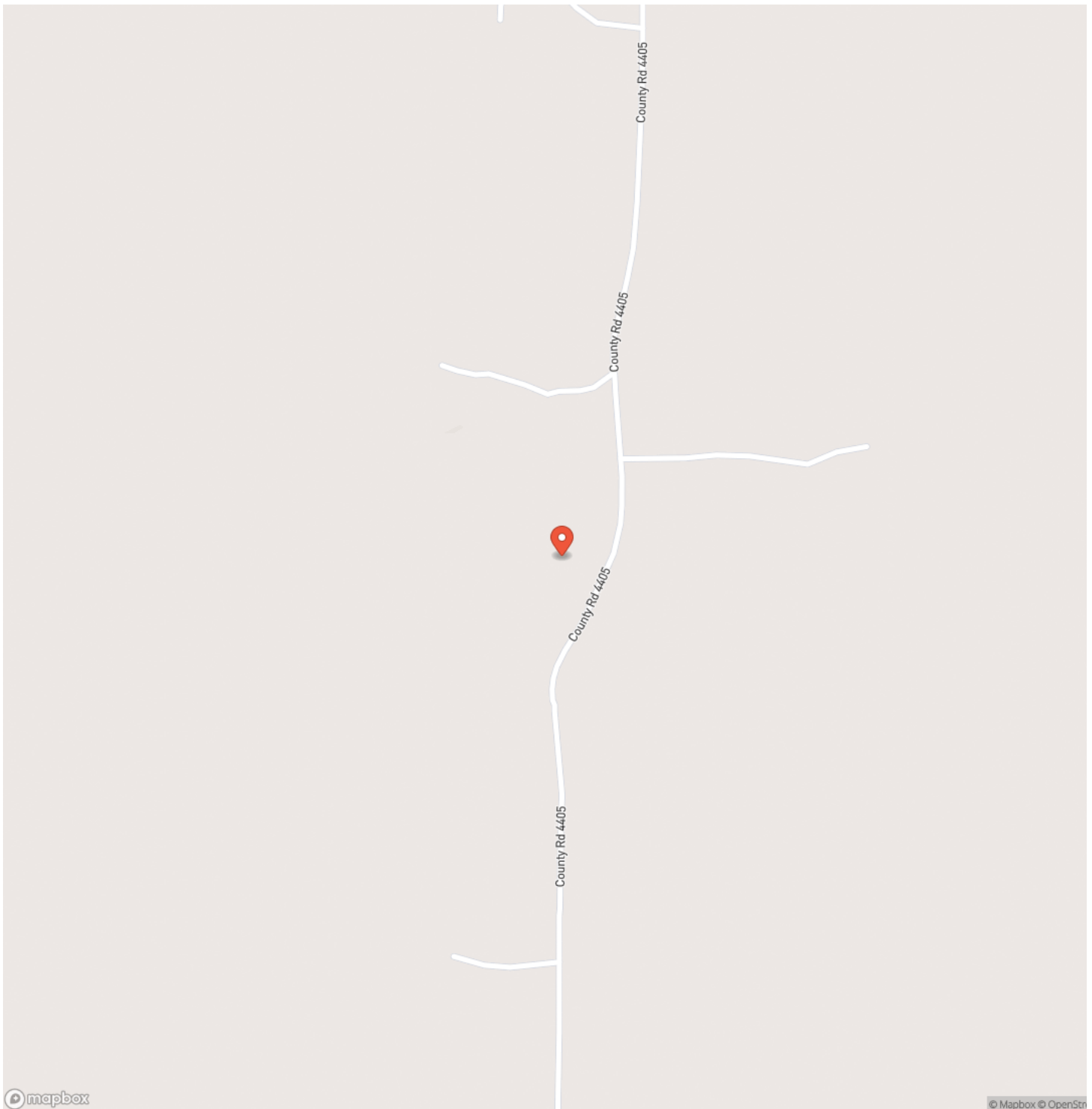
**PROPERTY DESCRIPTION**

Transform this +/- 35-acre canvas of nature's artistry into your own legacy and a place of peace for generations to come! Teeming with wildlife and natural water sources, this sprawling tract of land offers an intimate atmosphere that is increasingly preferred. With the modern conveniences of county co-op water and electric services, hunting enthusiasts have a private retreat for lodging, just waiting for you to imprint your personal style. Create your own haven of rustic charm in the two-bedroom cabin that offers a solid foundation for expansion or renovation. If building from the ground up is in your plan, a dream homesite awaits in a picturesque natural privacy screen of mature woods across the serene county road. The ponds, one of which is naturally spring fed, are not just idyllic tranquil water features but serve as an important ecosystem supporting local flora and fauna, enhancing the land's appeal and worth. With thoughtful stewardship, a blend of recreational opportunity and residential potential makes it a versatile investment. Whether one seeks the solitude of the woods, the joy of observing wildlife in their natural habitat, or the satisfaction of cultivating their land, this property promises an abundance of possibilities.





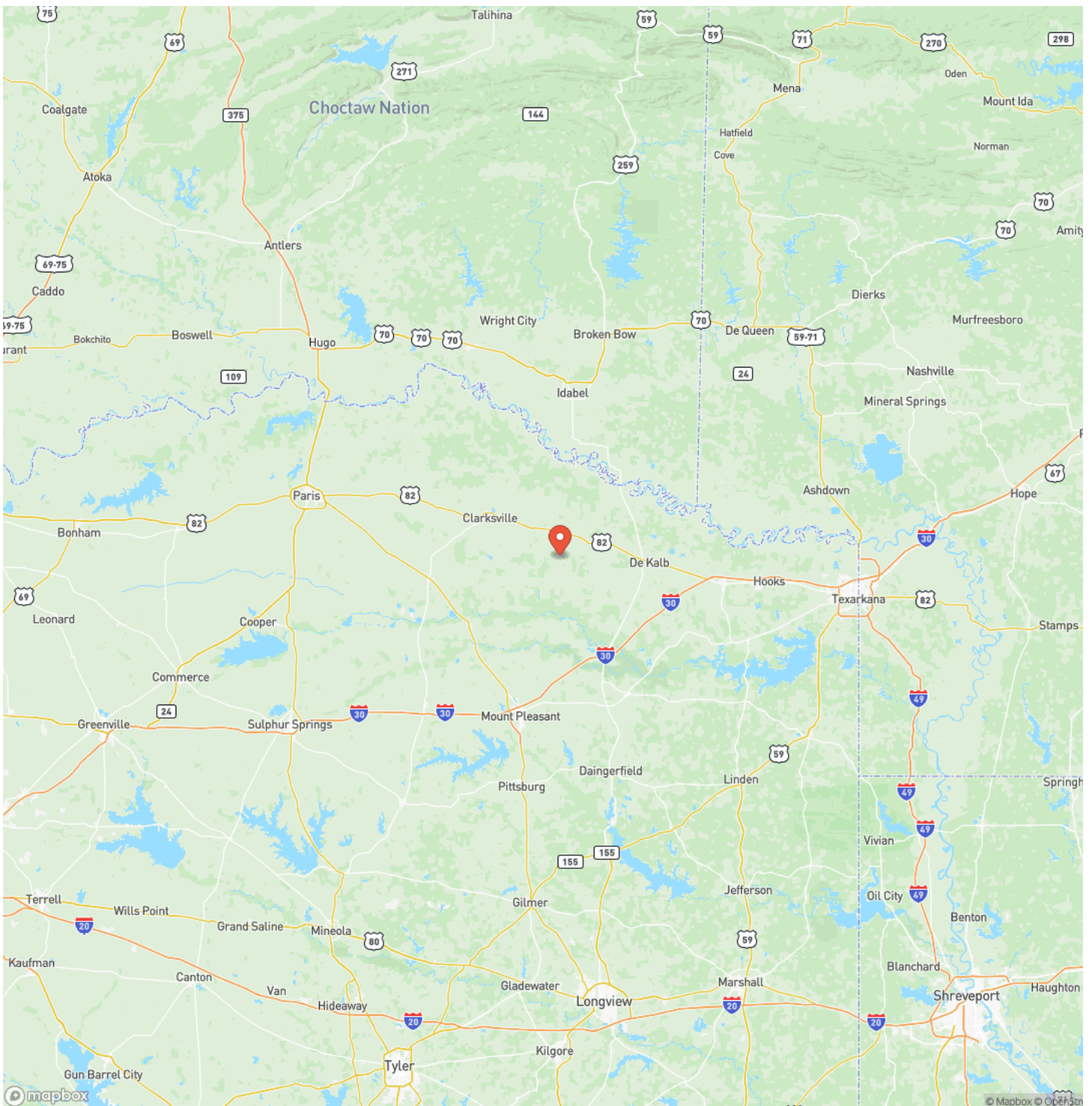
## Locator Map



**MORE INFO ONLINE:**



## Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**

**1160 CR 4405 Annona, TX 75550**  
**Annona, TX / Red River County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ashley Phelps-Kelsoe

## Mobile

(903) 219-2009

## Email

ashley@glasslandandhome.com

**Address**

## City / State / Zip

Paris, TX 75460

## NOTES

[illegible]

8

**MORE INFO ONLINE:**

**<https://www.glasslandandhome.com/>**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

**<https://www.glasslandandhome.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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Paris, TX 75460  
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