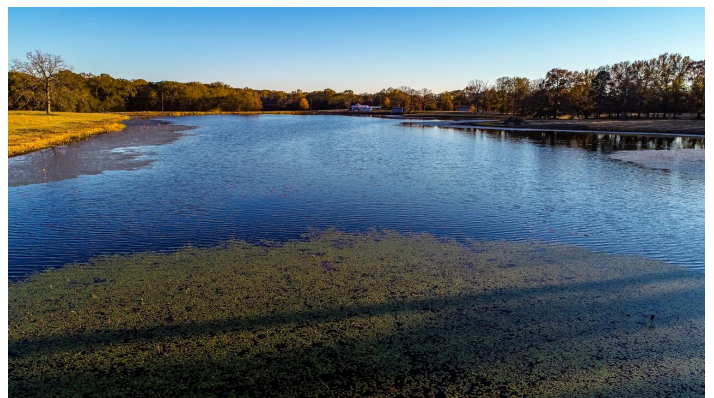


Two Brothers Lake
CR 4621
Annona, TX 75550

\$1,495,000
185 +/- acres
Red River County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Two Brothers Lake

Annona, TX / Red River County

SUMMARY

Address

CR 4621

City, State Zip

Annona, TX 75550

County

Red River County

Type

Hunting Land, Ranches, Lakefront

Latitude / Longitude

33.4535027 / -94.8861967

Taxes (Annually)

1068

Dwelling Square Feet

2000

Bedrooms / Bathrooms

3 / 2

Acreage

185

Price

\$1,495,000

Property Website

<https://moreoftexas.com/detail/two-brothers-lake-red-river-texas/23949/>



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Two Brothers Lake

Annona, TX / Red River County

PROPERTY DESCRIPTION

Two Brothers Lake is a premier hunting & fishing retreat with almost a perfect mix of ancient hardwoods and manicured pastures. The crown jewel of the ranch is a long established 20 Ac +/- trophy bass lake. The lake has been professionally managed for the fishery and yields incomparable fishing pleasure and challenge for experienced and novice fishermen alike. Locals tell tales of catching stringers of fish on this lake on sleepy summer afternoons back in the early to mid 1900's. The biologist's study concluded the bass scored out at 98% for growth and condition.

Hunting ranks among some of the best especially in light of its proximity to the Sulphur River and the wily river bottom bucks. Whitetail deer, feral hogs, and predators are regulars on the ranch and provide hunting pleasure in a scenic setting. Waterfowl frequent not only the big lake, but the small pothole ponds behind the farmhouse attract mallards looking for a quiet place to loaf. Wood ducks fill the two creeks and their haunting signature shrieks can be heard echoing through the hardwood bottoms.

Your family or hunting club can enjoy hours of fellowship in and around the farmhouse and guest house along with the fire pit & dock...all graciously overlooking the picturesque lake. Ranches this close to Dallas with established private lakes and hunting are in very high demand....excellent option for the Buyer who can work from home or wants room to move around should the world shut down again.

LOCATION: Near Boxelder TX (just east of Clarksville TX) in Red River county

WATER: Managed trophy bass lake (app 20 ac); two stock ponds, Crooked Creek and Shawnee Creek merge on the property for a year round flow

CLIMATE: 46 - 48" of annual rainfall

UTILITIES: Electric; satellite TV

WILDLIFE: Whitetail deer, hog, rabbit, squirrel, waterfowl , and predators

MINERALS: N/A

VEGETATION: The vegetation consists primarily of hardwood trees, particularly several oak varieties, elm, pecan, and some pines on approximately half of the tract and the other half is pasture consisting of both improved and native grasses.



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TERRAIN: Generally flat, diverse landscape from dense woods, to stands of hardwoods, to open pasture

SOILS: Ashford Silty clay; Woodtell fine sandy loam; Nahatche soils; Rosalie loamy find sand

TAXES: \$1,068 Ag exempt

CURRENT USE: Hunting and recreation, cattle/hay operation

POTENTIAL USE: Hunting, recreation, cattle ranch

FENCING: Solid perimeter fence

ACCESS: County road frontage on CR 4621 (end of the road privacy)

EASEMENTS: Neighbor has access from one gate to another gate at the back of the property for access during extreme wet periods (unobtrusive and never seen around the living area)

LEASES: Verbal arrangement with a neighbor to run some cattle & maintain the pasture areas

Contact Steve Baxter 972-816-4738 to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEx, LLC.



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Two Brothers Lake Annona, TX / Red River County





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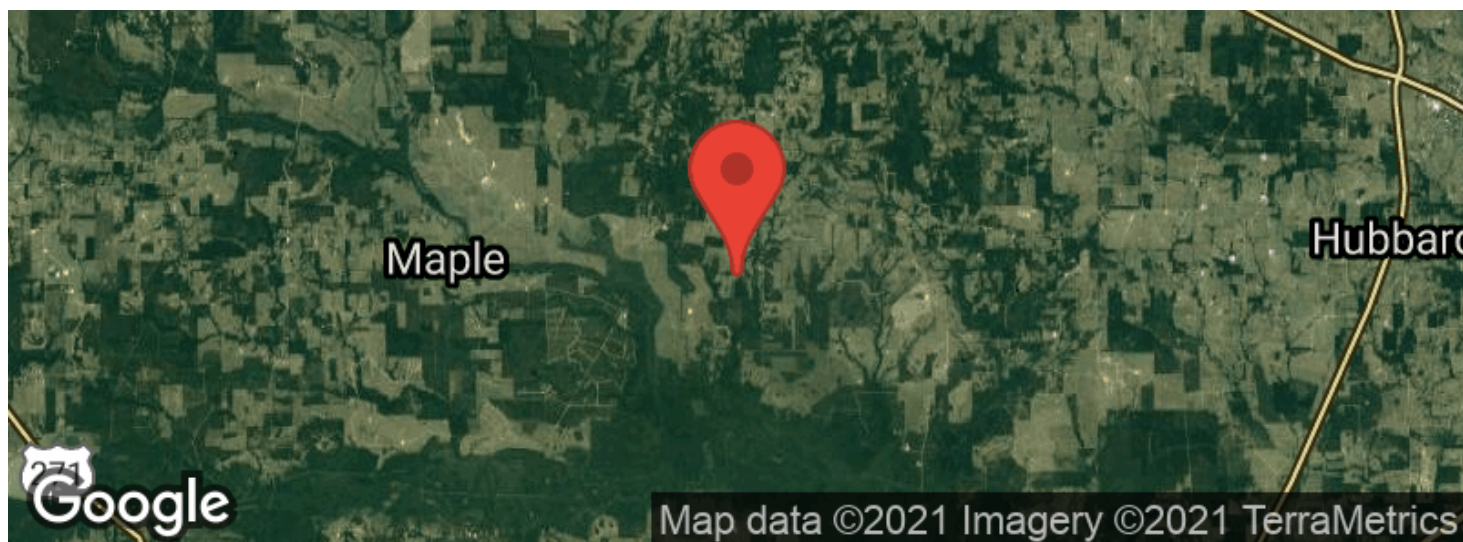
MORE INFO ONLINE:

MoreofTexas.com

Locator Maps



Aerial Maps



Two Brothers Lake
Annona, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Baxter

Mobile

(972) 816-4738

Email

sbaxter@mossyoakproperties.com

Address

925 N Goliad St

City / State / Zip

Rockwall, TX 75087

NOTES



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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.



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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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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



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