

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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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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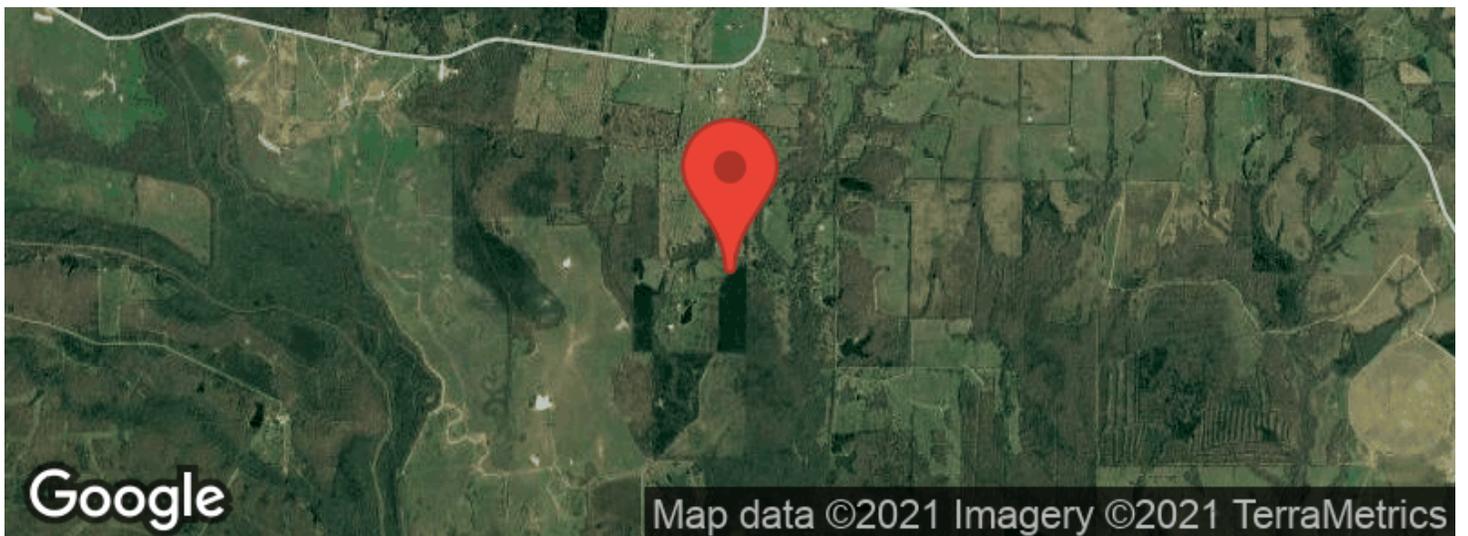
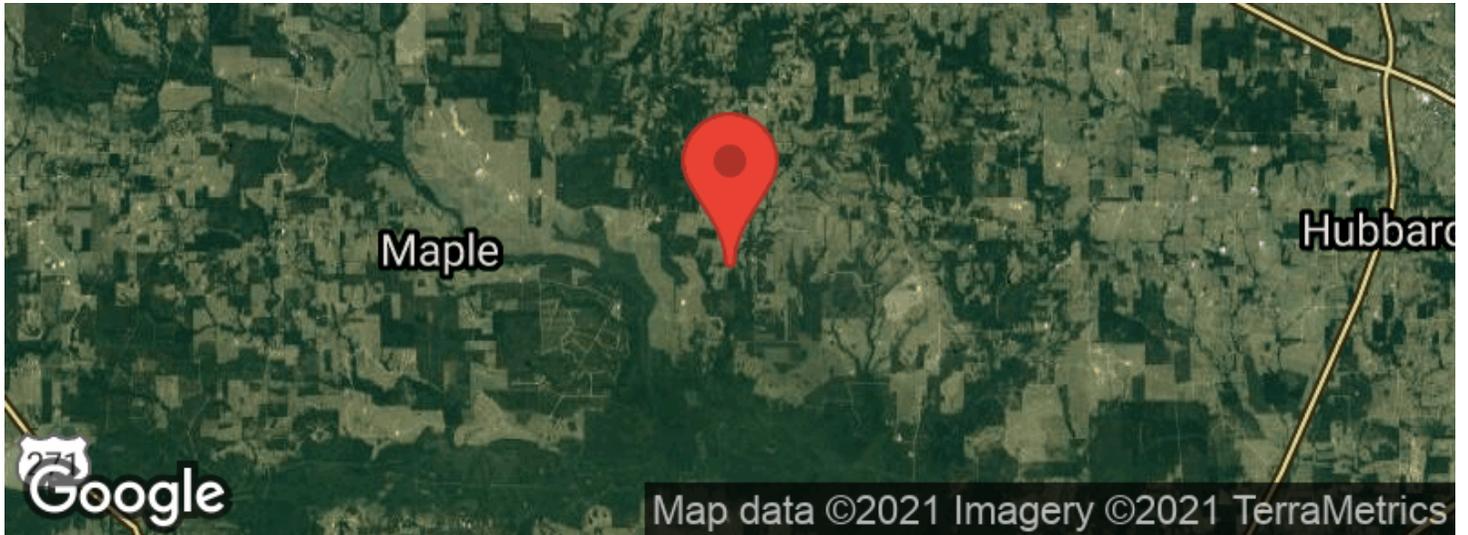
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



MOSSY OAK PROPERTIES
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Representative

Steve Baxter

Mobile

(972) 816-4738

Email

sbaxter@mossyoakproperties.com

Address

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City / State / Zip

Rockwall, TX 75087

NOTES



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