

Beautiful 62+/- Acres Adjoining WMA
FM 197
Paris, TX 75411

\$647,703
62.580± Acres
Lamar County



MORE INFO ONLINE:

MoreofTexas.com

Beautiful 62+/- Acres Adjoining WMA
Paris, TX / Lamar County

SUMMARY

Address

FM 197

City, State Zip

Paris, TX 75411

County

Lamar County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.867291 / -95.666831

Acreage

62.580

Price

\$647,703

Property Website

<https://www.mossoakproperties.com/property/beautiful-62-acres-adjoining-wma-lamar-texas/46648/>



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PROPERTY DESCRIPTION

The Sanctuary bordering Pat Mayes Wildlife Refuge

The Sanctuary is 62.58+/- acres of rolling terrain that borders the 8,295 acres that makes up the Pat Mayes Wildlife Refuge. Imagine you, your family and friends, hunting for trophy bucks, boating and fishing on Pat Mayes Lake, listening to the gobble of a Eastern Turkey or simply enjoying a starry night around the campfire. Whatever way you choose to relax, this property has it all. There is a surprising amount of elevation change with several options for building sites and a nice road system through the meandering creek, mature trees, and food plots around the property. Enjoy the various wildlife that call this property home (whitetail deer, turkeys, ducks, dove, hogs, coyotes and bobcats). The buck harvested in the photo was taken only a few miles from this property. The Sanctuary is situated in the Red River Basin (about 3 miles from the Red River) and in the Post Oak Savannah Ecoregion. All of this and you do not have to sacrifice great proximity to the creature comforts, 19 miles to Paris, TX and only 105 miles from DFW! There are only 50 Wildlife Management Refuges in Texas and this property value will only increase as time goes by.

The Facts

LOCATION: Lamar county (19 miles north of Paris, TX)

Pat Mayse Lake Boat Ramp- 8 miles

Paris- 19 miles

Sherman- 77 miles

McKinney- 90 miles

Rockwall- 102 miles

DNT/SRT- 105 miles

Red River- 3 miles

CLIMATE: 45 in. annual rainfall

UTILITIES: Electric and city water present at the road, water wells in the immediate area range from 67'-175' in depth

WILDLIFE: Whitetail deer, hogs, ducks, dove, turkey

MINERALS: Seller will consider with an acceptable offer

VEGETATION: The vegetation consists Post oak, water oak, red oak, blackjack, white oak, pecan, loblolly pine, honey locust, cedar, native grasses



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TERRAIN: 25 ft. Elevation change, massive hardwoods, thick creek bottoms

SOILS: Annona loam (58.07%), Guyton silt loam (25.81%), Whakana-Porum complex (11.42%), Wilson silt loam (2.62%), Derly (2.08%)

IMPROVEMENTS: Extensive interior road system, build site, and food plots

CURRENT USE: Hunting and recreation

POTENTIAL USE: Hunting, recreation

FENCING: None

ACCESS: Paved FM road to 50' deeded easement

EASEMENTS: Access

LEASES: None

Contact Cade Baxter at [214.236.4205](tel:214.236.4205) to schedule a private showing



MORE INFO ONLINE:

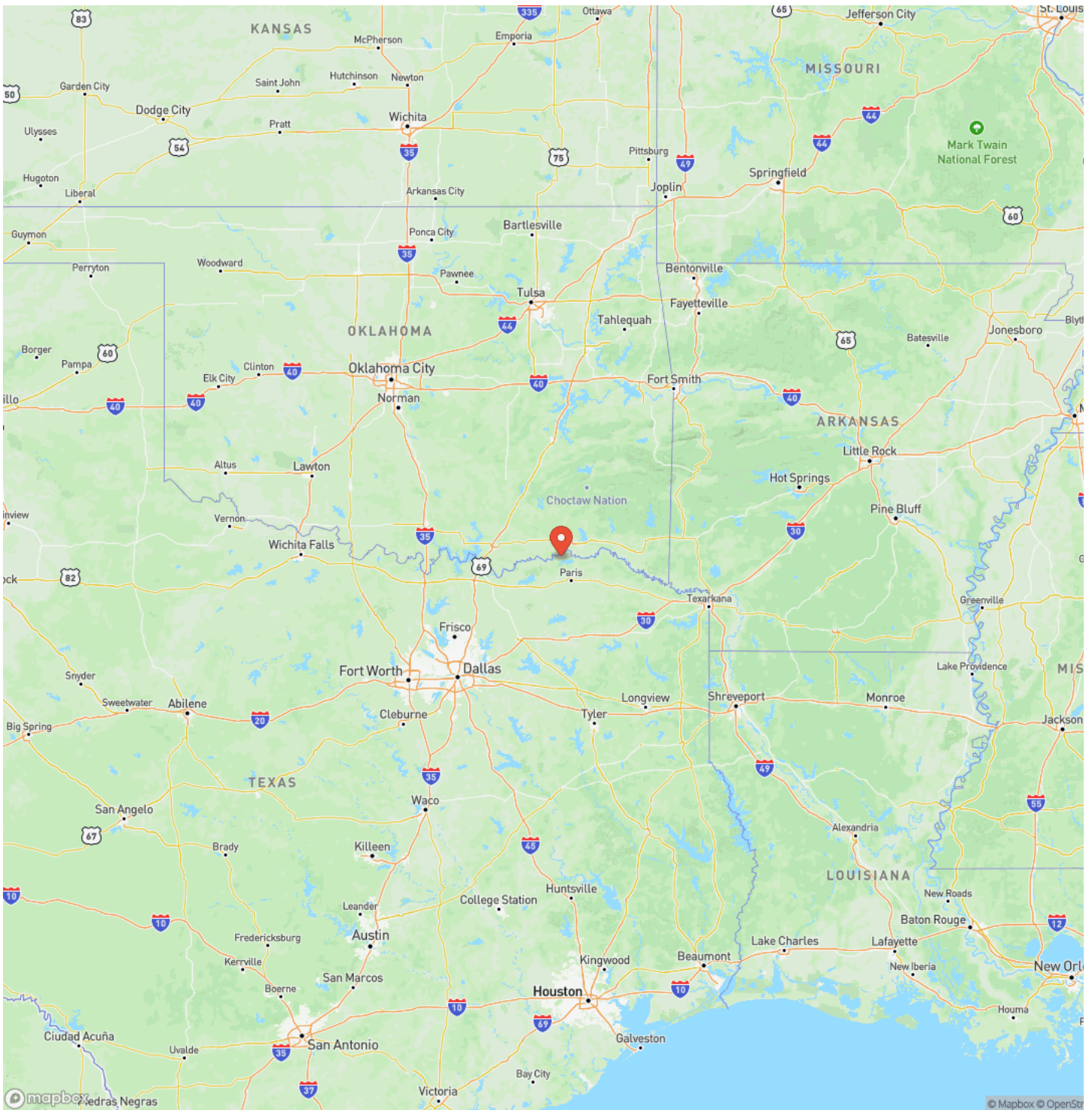
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Locator Map

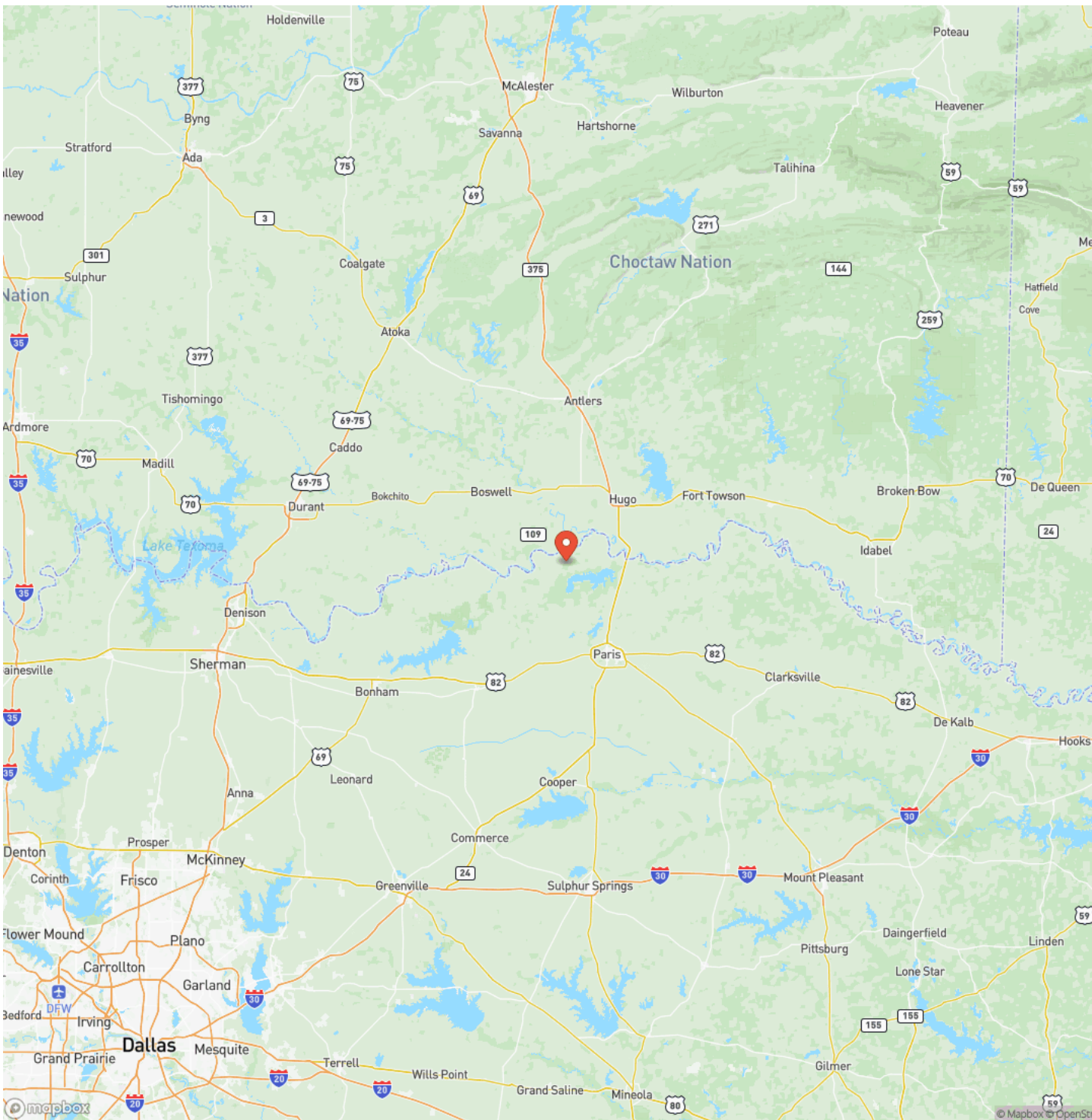


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Locator Map

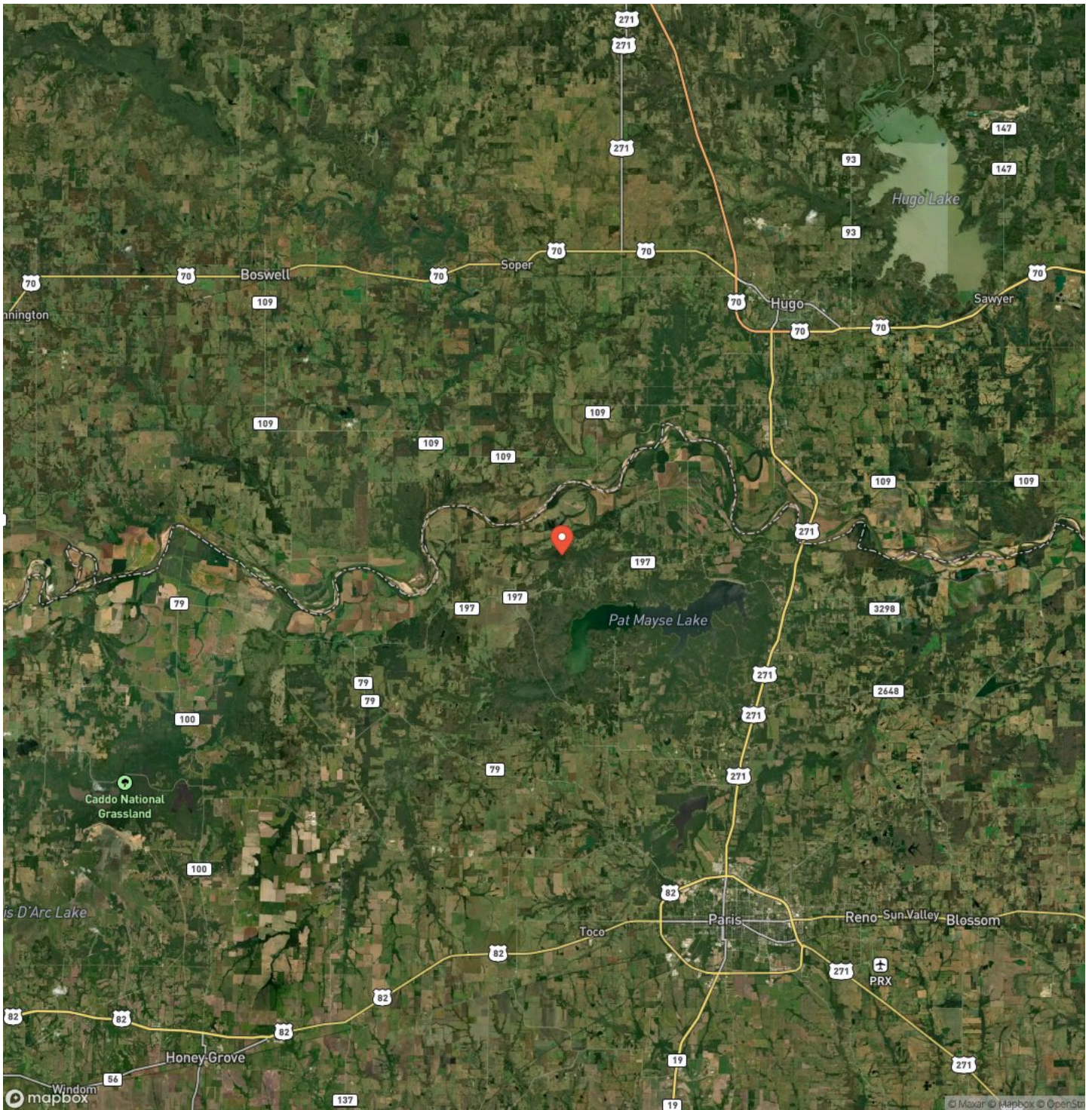


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

City / State / Zip

NOTES

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.

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DISCLAIMERS

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 Texas Land Brokerage & Advisors, LLC.



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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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