

Delta County Retreat
TBD CR 1220
Lake Creek, TX 75450

\$228,000
18± Acres
Delta County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Delta County Retreat
Lake Creek, TX / Delta County

SUMMARY

Address

TBD CR 1220

City, State Zip

Lake Creek, TX 75450

County

Delta County

Type

Ranches, Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

33.3817961 / -95.5000852

Acreage

18

Price

\$228,000

Property Website

<https://moreoftexas.com/detail/delta-county-retreat-delta-texas/30770/>



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PROPERTY DESCRIPTION

Situated in the eastern part of Delta county, this 18+/- acres is being carved out of a larger tract that has been very carefully managed and maintained. It is currently used for grazing and the current owners have done a great job improving the grasses for forage production, placing excellent fencing and providing water sources. The acreage would make a wonderful homestead or weekend retreat that offers opportunities to either run some of your own livestock and the ability to hunt. Given its proximity to the Sulphur River, a variety of wildlife frequent this property as a travel corridor. Species commonly seen are whitetail deer, hogs, coyotes, bobcats and other small game. Additional acreage is available, if desired.

LOCATION: Delta county

- Dallas- 100 miles
- DNT/SRT- 105 miles
- Rockwall- 78 miles
- Sulphur Springs- 27 miles
- Cooper- 14 miles

CLIMATE: 46" annual rainfall

UTILITIES: Utilities and water are present at the road

WILDLIFE: Whitetail deer, hogs, waterfowl, bobcat, coyotes, and other small game

MINERALS: Minerals are negotiable

VEGETATION: The tract is mostly pasture consisting of improved grasses with scattered hardwoods and there is a block of woods on the south side of the property

TERRAIN: Approx. 10' of elevation change

SOILS: Mixture of black land soils

IMPROVEMENTS: Fencing and cross fencing

CURRENT USE: Grazing

POTENTIAL USE: Homestead, retreat, grazing, hunting and recreation

FENCING: North, west and south, and none on the east boundary, a cross fence bisects the tract, all fences are in excellent condition

ACCESS: Gravel county maintained road

EASEMENTS: None

LEASES: None

Contact Cade Baxter at [214.236.4205](tel:214.236.4205) 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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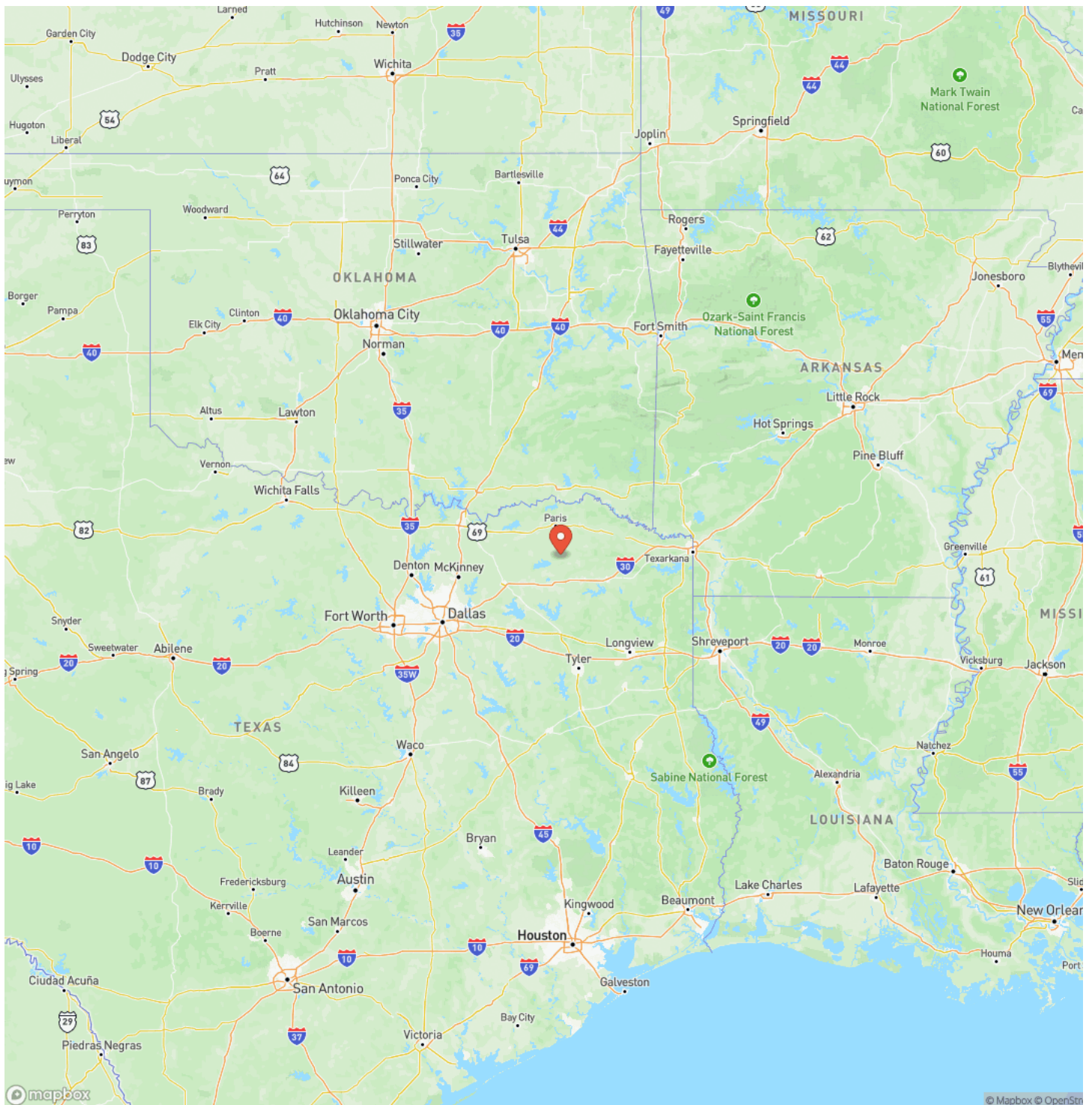
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Locator Map

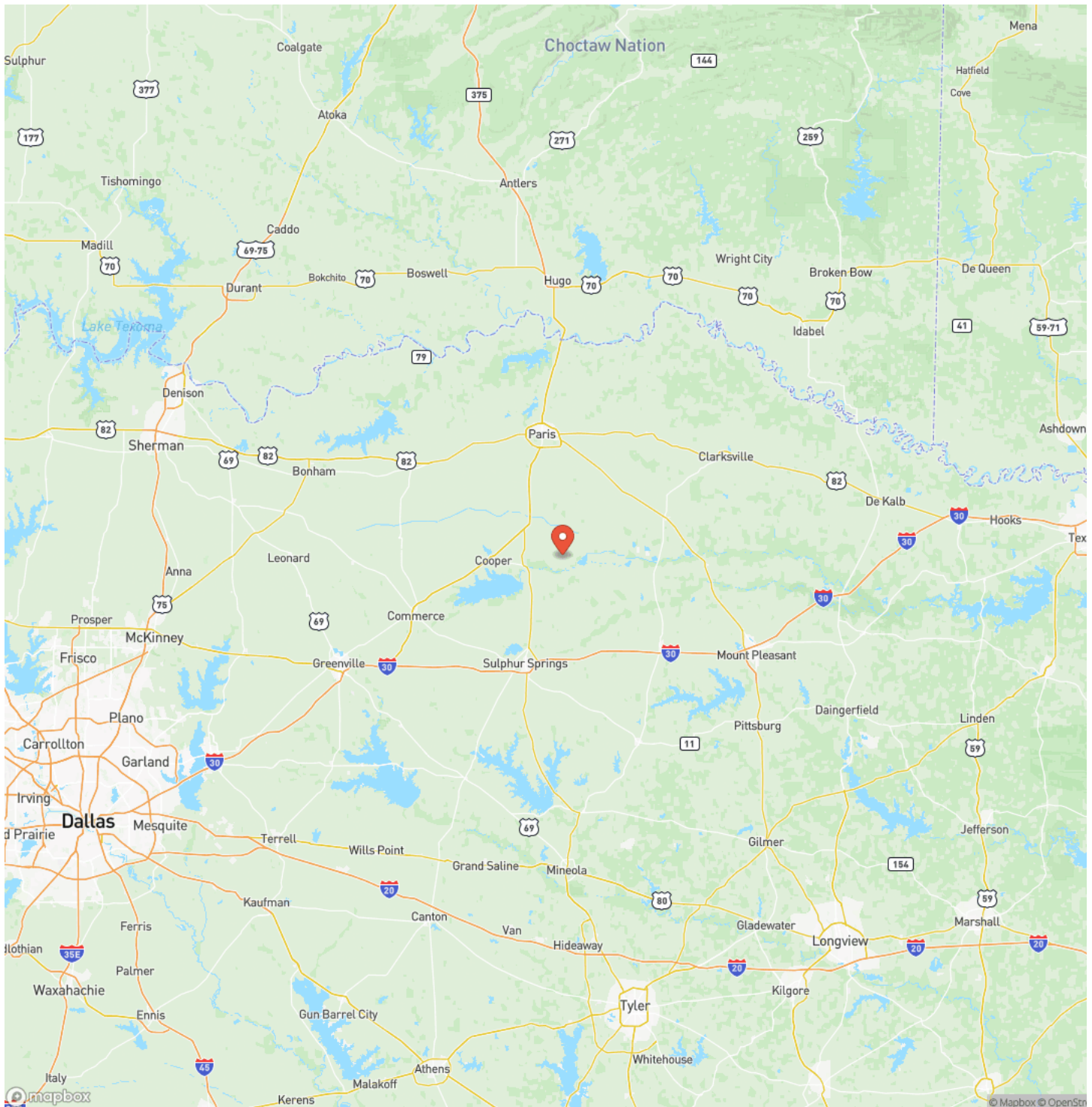


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Locator Map

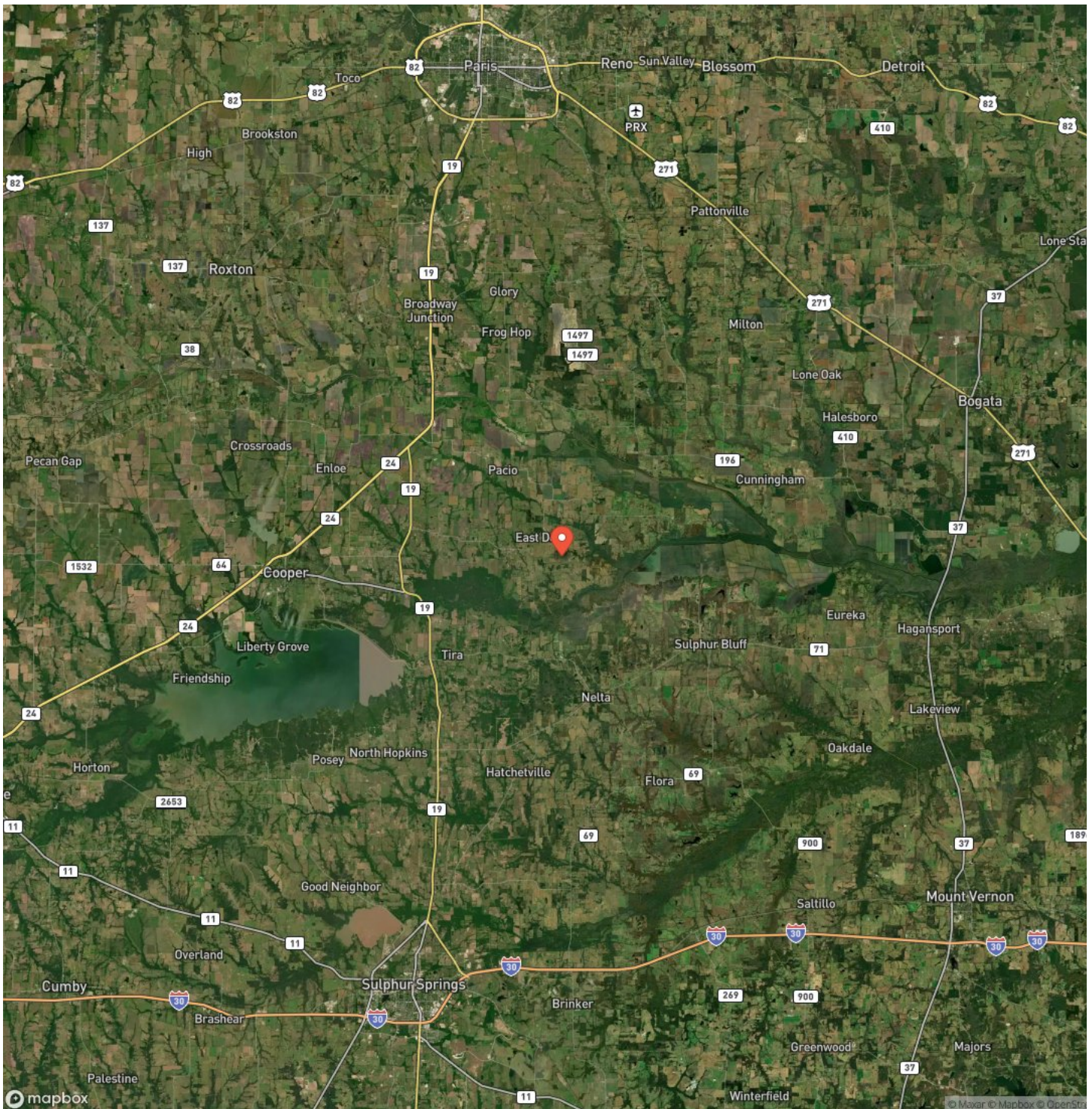


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Satellite Map



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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

Rockwall, TX 75087

NOTES

[illegible]

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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

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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 relation 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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