

The Three Sisters Ranch
TBD FM 1752
Savoy, TX 75479

\$588,750
47.100± Acres
Fannin County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

The Three Sisters Ranch Savoy, TX / Fannin County

SUMMARY

Address

TBD FM 1752

City, State Zip

Savoy, TX 75479

County

Fannin County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.612462 / -96.3575757

Acreage

47.100

Price

\$588,750

Property Website

<https://moreoftexas.com/detail/the-three-sisters-ranch-fannin-texas/31004/>



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PROPERTY DESCRIPTION

The Three Sisters Ranch

The Three Sisters Ranch, simply put, has it all. An incredible hunting tract with unbelievable proximity to the Metroplex (see below for reference). TSR was carefully crafted and managed for wildlife and it shows. The property is teeming with wildlife including massive whitetail, pigs, bobcat, coyotes and other small game. Beyond the hunting, it is a very beautiful and quiet property, from the towering pecan trees, to the open meadows, to Mahurin Creek that meanders along the eastern boundary... Three Sisters Ranch really needs to be seen to be fully appreciated.

There is ample paved road frontage, if someone wanted to subdivide, as well. Additional information below.

LOCATION: Fannin county

- McKinney- 35 miles
- Frisco- 55 miles
- Prosper- 56 miles
- Sherman- 18 miles
- DNT/SRT- 50 miles
- Dallas- 68 miles

CLIMATE: 46" annual rainfall

UTILITIES: Utilities and water are present on the property

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

MINERALS: Minerals, if any, to convey with an acceptable offer

VEGETATION: The heart of the tract has open pastures with mature trees lined creating 3 secluded rectangular meadows with native grasses, the south and west ends are heavily treed, the creek has towering pecans just off the banks with other species creating a hedge for privacy, and the northwest corner is a mixture of meadow with mature pecans littered throughout



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TERRAIN: Approx. 60' of elevation change

SOILS: Mixture of black land and sandy soils

IMPROVEMENTS: RV pad and cover

CURRENT USE: Hunting, recreation, retreat

POTENTIAL USE: Residence, homestead, retreat, ranching, grazing, hunting and recreation

FENCING: Partial perimeter fencing

ACCESS: Paved FM 1752 frontage

EASEMENTS: None

LEASES: Hunting

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 MOPTX, LLC.



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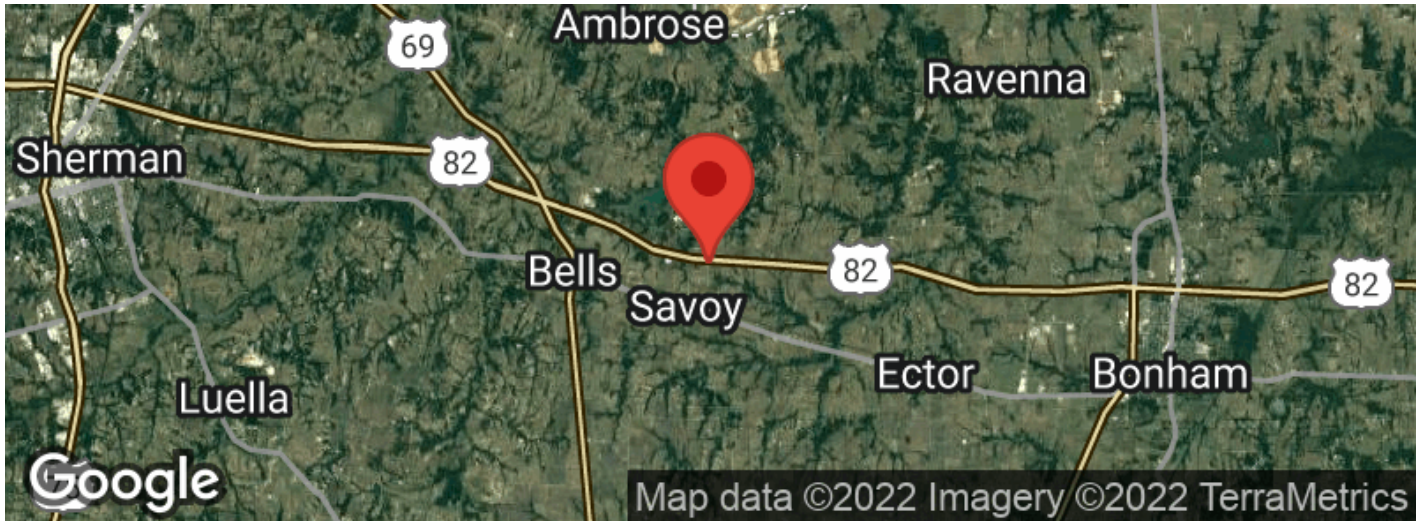
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Locator Maps



Aerial Maps



**The Three Sisters Ranch
Savoy, TX / Fannin County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX 75087

NOTES



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MoreofTexas.com

DISCLAIMERS

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