

Lamar County Line Homestead
Sumner, TX

\$90,000
10 +/- acres
Lamar County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Lamar County Line Homestead Sumner, TX / Lamar County

SUMMARY

City, State Zip

Sumner, TX

County

Lamar County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.7404 / -95.6730

Acreage

10

Price

\$90,000

Property Website

<https://moreoftexas.com/detail/lamar-county-line-homestead-lamar-texas/11595/>



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PROPERTY DESCRIPTION

This 10 acre property is located northwest of Sumner, TX and very close to the Lamar county and Fannin county line. It would be an ideal mixed use homestead for recreational and ranchland utilization. The property is almost exclusively sandy loam, great for livestock, horses, planting food or food plots for hunting. The area has plenty of wildlife ranging from whitetail deer, hogs, rabbit, squirrel and other small game. It is a quiet and beautiful area of the county with lush meadows of belly high grass and blocks towering mature hardwoods. If you are looking for an escape from the city, this tract is well worth the consideration! Not far from the Red River, the soon coming Bois d'Arc Reservoir (16,641 surface acre lake) and only 22 miles from downtown Paris. More details below.

LOCATION: Lamar county
-22 miles to downtown Paris
-113 miles from DFW
-60 miles to Sulphur Springs

WATER: No existing wells but wells in the area range from 60ft-100ft used for both livestock and domestic. Other wells just north of the property, toward the Red River, are shallower

CLIMATE: 47" annual rainfall

UTILITIES: Utilities are present next door

WILDLIFE: Whitetail deer, hogs, rabbits, squirrel, and other small game

MINERALS: Surface only

VEGETATION: Native grasses, mature hardwoods along the north fence and sprinkle the south fence

TERRAIN: Gently rolling

SOILS: Almost exclusively Whakana fine sandy loam

TAXES: \$17.84 (2020)

IMPROVEMENTS: New 5 strand fencing along the county road frontage



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CURRENT USE: Hunting, grazing, and recreation

POTENTIAL USE: Homestead, weekend getaway, hunting, recreation, grazing

FENCING: 5 strand fencing present on road front in excellent condition, fencing on western boundary is in fair/good condition, fencing on the north side needs repair and there is no fence on the eastern side

ACCESS: Ample road frontage (507 ft of frontage)

EASEMENTS: None

LEASES: None

Contact Cade Baxter at 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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Locator Maps



Aerial Maps



Lamar County Line Homestead
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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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This image shows a blank 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

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