

Sulphur River Combo Ranchette
TBD Hwy 11
Commerce, TX 75428

\$500,000
65.900± Acres
Hunt County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Sulphur River Combo Ranchette
Commerce, TX / Hunt County

SUMMARY

Address

TBD Hwy 11

City, State Zip

Commerce, TX 75428

County

Hunt County

Type

Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.2575836 / -95.9098974

Acreage

65.900

Price

\$500,000

Property Website

<https://moreoftexas.com/detail/sulphur-river-combo-ranchette-hunt-texas/30695/>



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PROPERTY DESCRIPTION

A very versatile river tract that offers great hunting and grazing and with excellent location! There is perimeter fencing and cross fencing providing two separate pastures for grazing and each pasture has a pond providing a water source. The layout is primarily open meadows with native grasses and mature hardwoods scattered throughout, making for some beautiful views from future potential build sites on the north end. The southern border is about 2500' of Sulphur River frontage and is lined with mature trees. This corridor serves as a major thoroughfare for wildlife, including, whitetail deer, hogs, bobcats, coyotes and other small game. The property sits on the west side of Hwy 11, just 3 miles south of Commerce, but outside of the city limits! Also, it is only 68 miles from downtown Dallas. If you have been looking for land that can serve multiple functions with good proximity, don't miss on this one!

OWNER FINANCING AVAILABLE (With agreeable terms*)

LOCATION: Hunt county

- Commerce- 3 miles
- Greenville- 17 miles
- Sulphur Springs- 17 miles
- Rockwall- 46 miles
- DNT/SRT- 66 miles
- Dallas- 68 miles

CLIMATE: 43.7" annual rainfall

UTILITIES: Utilities present, water is unknown, water wells on neighboring properties are about 280 feet deep

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

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

VEGETATION: The tract is mostly pasture with native grasses, scattered oaks throughout, heavily treed with mixture of species along the western boundary and along the river on the south boundary

TERRAIN: Approx. 10' of elevation change

SOILS: Mixture of black land and sandy soils

IMPROVEMENTS: NA

CURRENT USE: Grazing and hunting

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

FENCING: Perimeter and cross fencing in good shape

ACCESS: Hwy 11 frontage

EASEMENTS: None

LEASES: None

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



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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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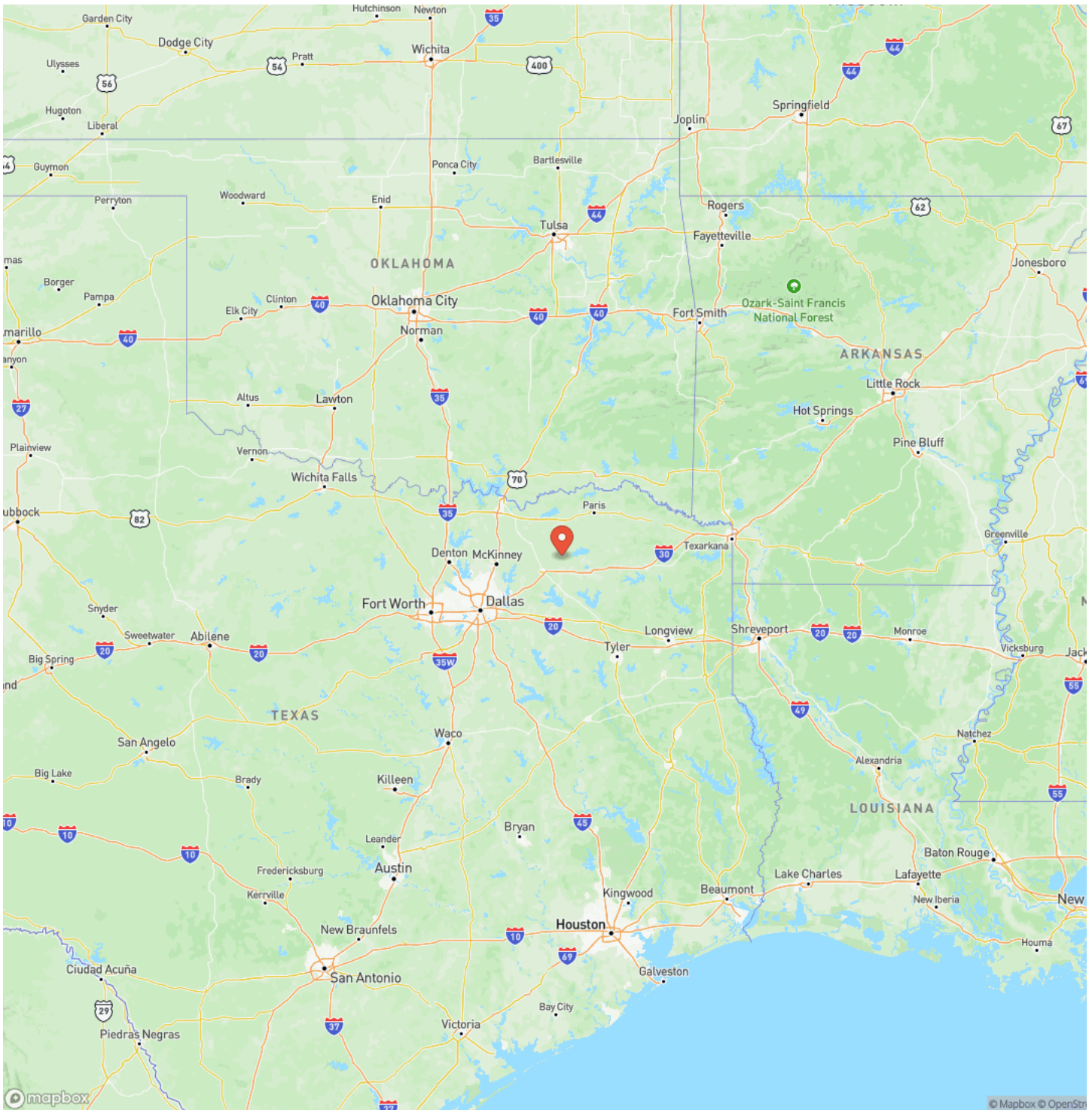
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Locator Map

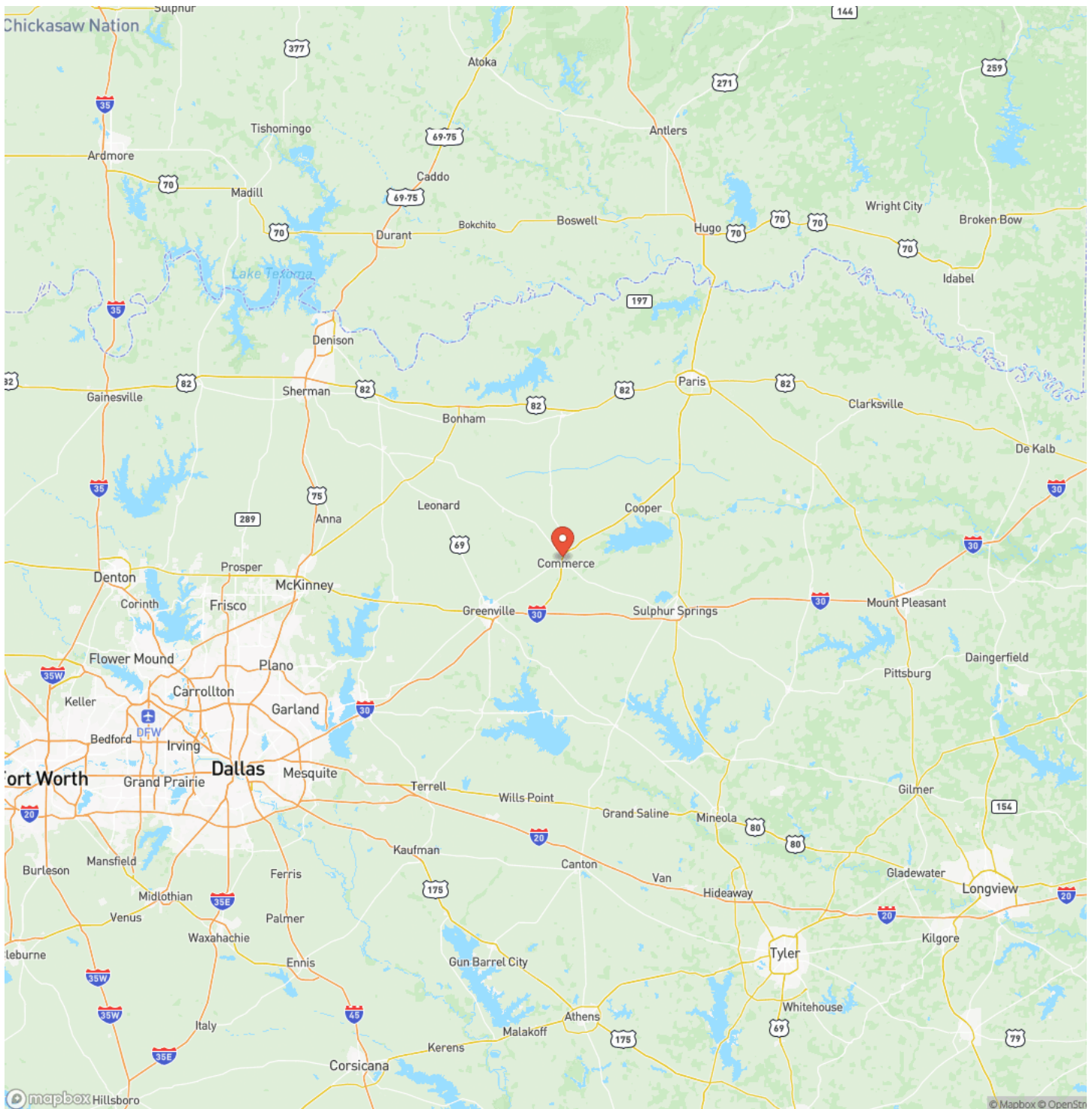


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Locator Map

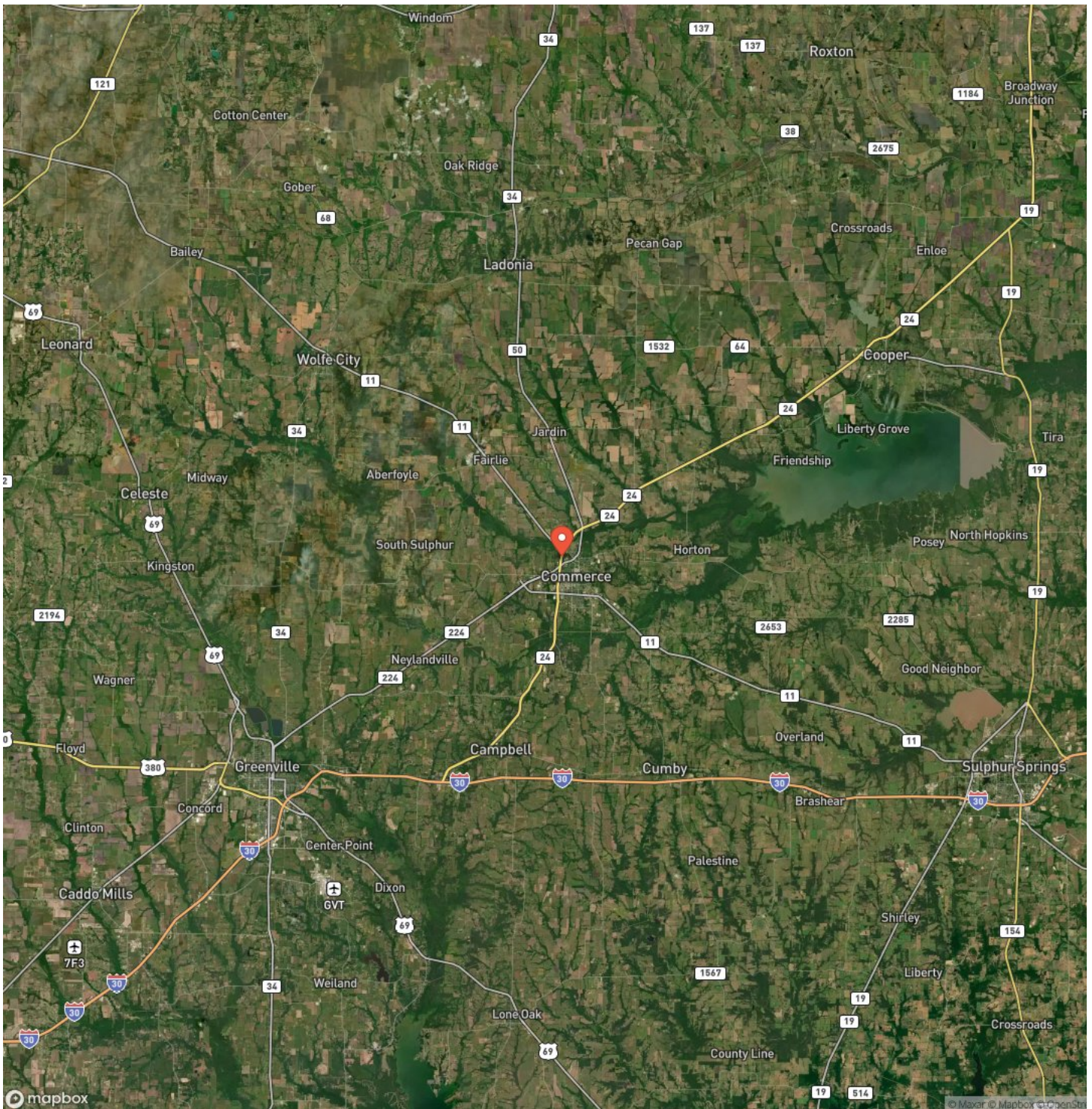


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Satellite Map



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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

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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 relationship 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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