

The Honey Hole
Commerce, TX

\$699,000
176 +/- acres
Delta County



The Honey Hole

Commerce, TX / Delta County

SUMMARY

City, State Zip

Commerce, TX

County

Delta County

Type

Ranches, Recreational Land

Latitude / Longitude

33.2734 / -95.8075

Acreage

176

Price

\$699,000

Property Website

<https://moreoftexas.com/detail/the-honey-hole-delta-texas/12171/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

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PROPERTY DESCRIPTION

The Honey Hole is an idyllic mixed use recreational tract. A 176 acre property just over an hour away from Dallas and tucked just west of Cooper Lake; Cooper WMA makes up most of the eastern boundary providing public land access. Wildlife is abundant in this low pressure area and with the adjoining WMA there is a unique opportunity to cultivate and manage an incredible wildlife Mecca. There are 7 ponds, varying in size, allowing wildlife and/or livestock, if you so choose, to thrive anywhere on the property. Waterfowl hunting and freshwater fishing are also uses for the two larger ponds, in particular.

To complete this turnkey tract is the 3,360 sq ft Morton barndominium. Roughly half is comfortable living quarters with 5 bedrooms, 1 full bath, and 1 half bath. Electric is in place and uses well water.

LOCATION: Delta county (7.8 miles east of Commerce, TX)
Dallas- 70 miles
DNT/SRT- 80 miles
Greenville- 23 miles

WATER: 7 ponds spread across the entire property

CLIMATE: 46 annual rainfall

UTILITIES: Electric meter and water well present (buyer to confirm)

WILDLIFE: Whitetail deer, hog, rabbit, squirrel, waterfowl (geese and ducks) and dove

MINERALS: Seller to convey all owned minerals, if any.

VEGETATION: The vegetation consists primarily of hardwoods, particularly oak, elm, pecan, bois d'arc, and mesquite, while the prairie is covered with grasses including Texas grama, buffalo grass, and bunchgrass

TERRAIN: 25 elevation change, diverse landscape from dense woods, to stands of hardwoods, to open pasture and places to build waterfowl impoundments

SOILS: Wilson silt loam, Annona loam, Benklin silt loam, Normangee clay loam



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TAXES: \$3,263 annual (2019)

IMPROVEMENTS: 3,360 sq ft Morton barndominium, half living quarters (5BR/1B/1b), half outdoor enclosed storage for toys and tools

CURRENT USE: Hunting and recreation

POTENTIAL USE: Hunting, recreation, grazing

FENCING: 5 strand perimeter fencing

ACCESS: Paved road frontage (.91 miles)

EASEMENTS: Electric

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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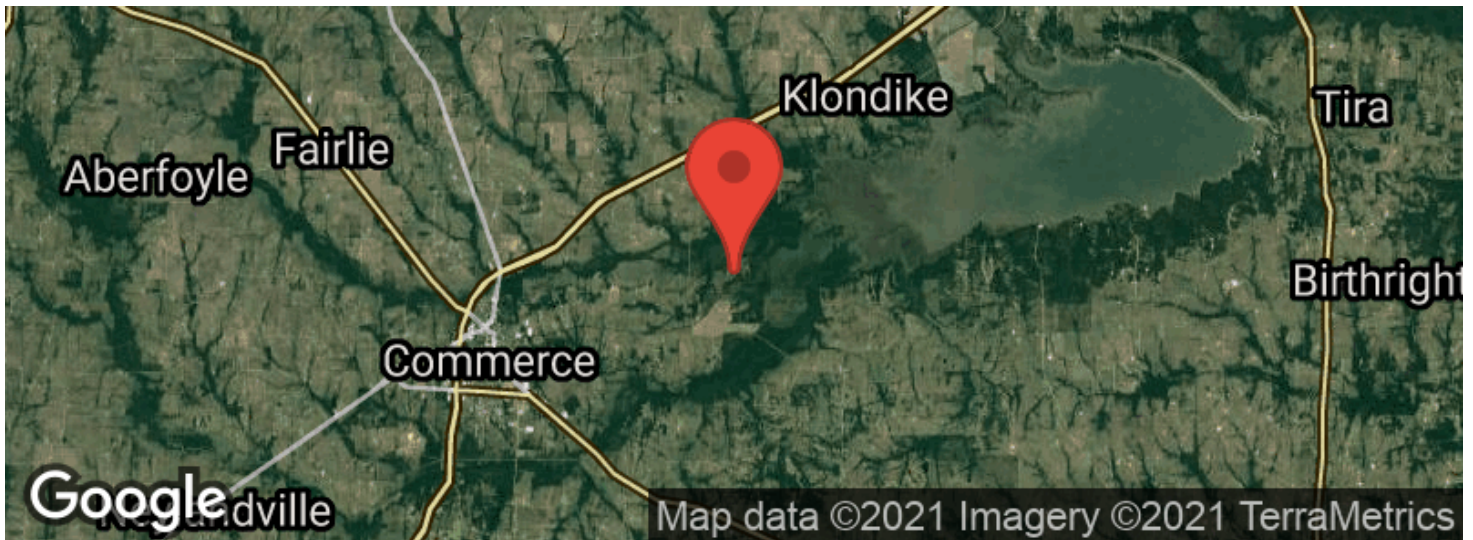
MORE INFO ONLINE:

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Locator Maps



Aerial Maps



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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

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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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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