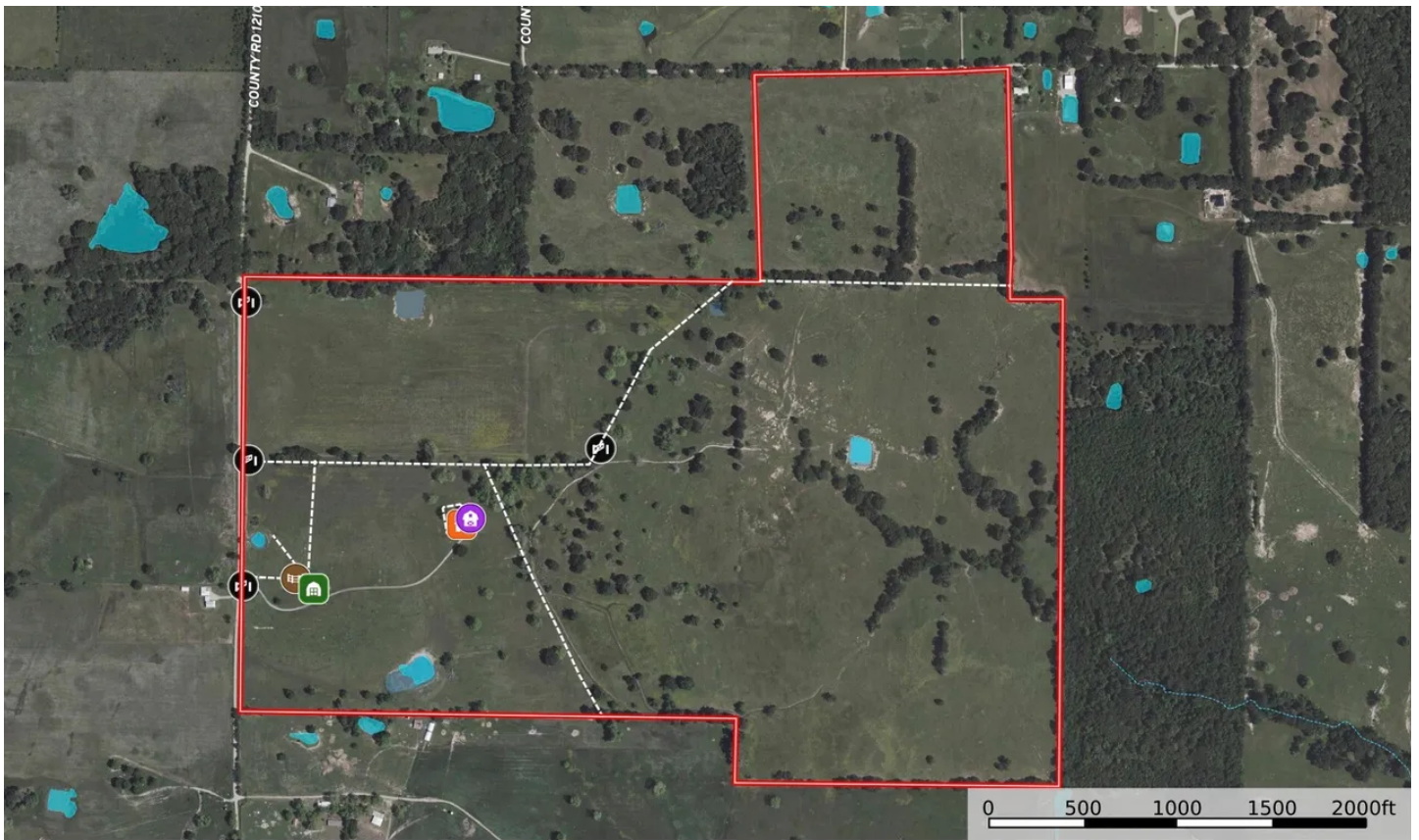


Delta County TX Farm for Sale
695 CR 1210
Lake Creek, TX 75450

\$2,599,650
277± Acres
Delta County



MORE INFO ONLINE:

MoreofTexas.com

Delta County TX Farm for Sale
Lake Creek, TX / Delta County

SUMMARY

Address

695 CR 1210

City, State Zip

Lake Creek, TX 75450

County

Delta County

Type

Farms, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.372216 / -95.496608

Dwelling Square Feet

2653

Bedrooms / Bathrooms

3 / 2

Acreage

277

Price

\$2,599,650

Property Website

<https://www.mossyoakproperties.com/property/delta-county-tx-farm-for-sale-delta-texas/83988/>



MORE INFO ONLINE:

MoreofTexas.com

Delta County TX Farm for Sale

Lake Creek, TX / Delta County

PROPERTY DESCRIPTION

277± Acres with Home & Shop – Delta County, TX

This 277± acre property in Delta County, Texas offers a great mix of open space, privacy, and functionality. It features excellent native grass for grazing or hay production, mature pecan trees for harvesting, and good deer hunting. The land is perimeter and cross-fenced, and sits on a dead-end county road with road frontage on two sides.

Home Details:

- 2,653 sq. ft. brick home built in 2000
- 3 bedrooms, 2 bathrooms
- One bedroom is a concrete safe room
- Large kitchen with two dining areas
- Wood-burning brick fireplace
- Screened-in back porch for relaxing

Extras:

- Detached 24x30 shop/garage
- Great setup for ranching, hunting, or country living

This is a peaceful, productive place to live or get away. Come take a look!



MORE INFO ONLINE:

MoreofTexas.com

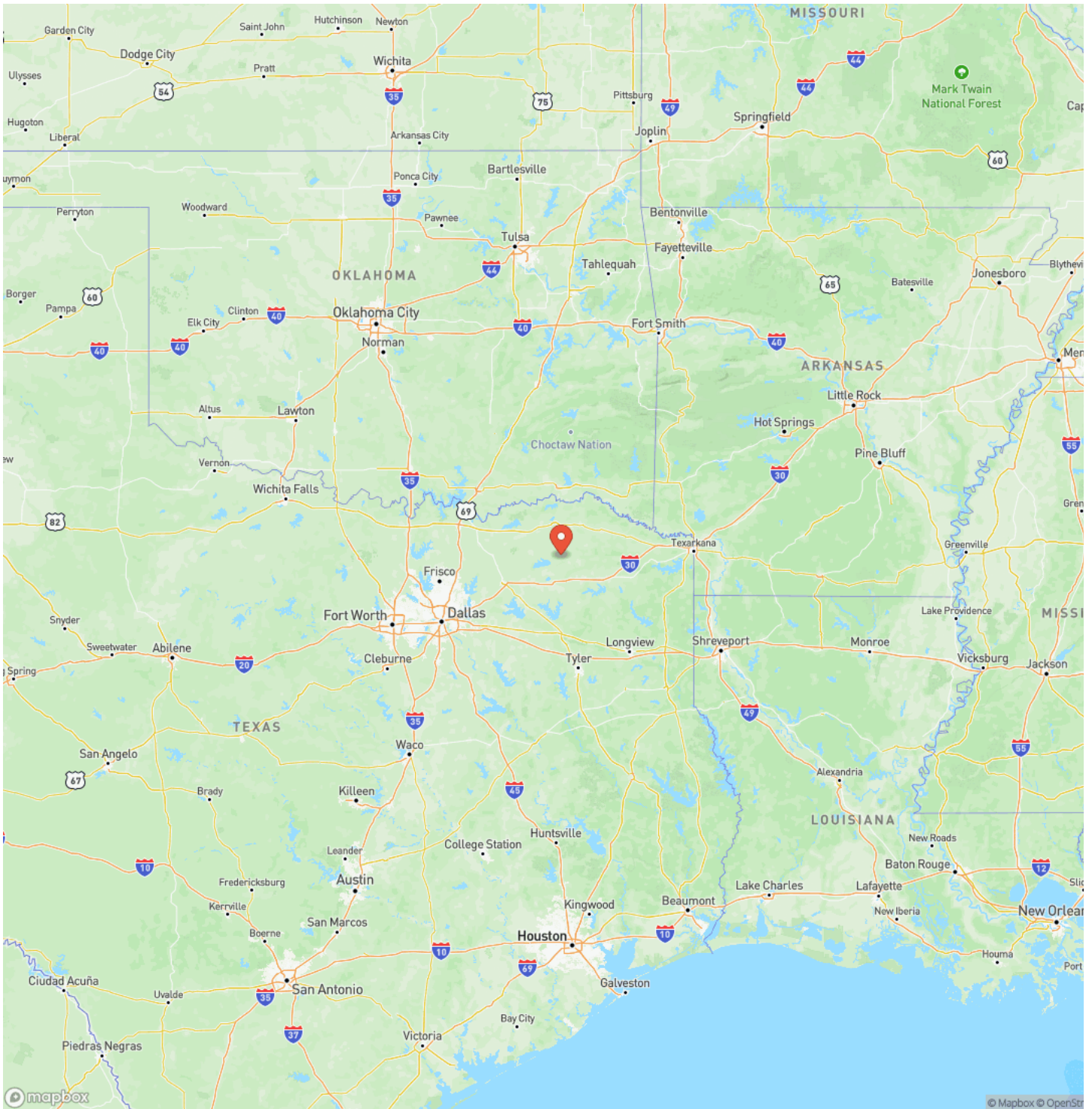
Delta County TX Farm for Sale
Lake Creek, TX / Delta County



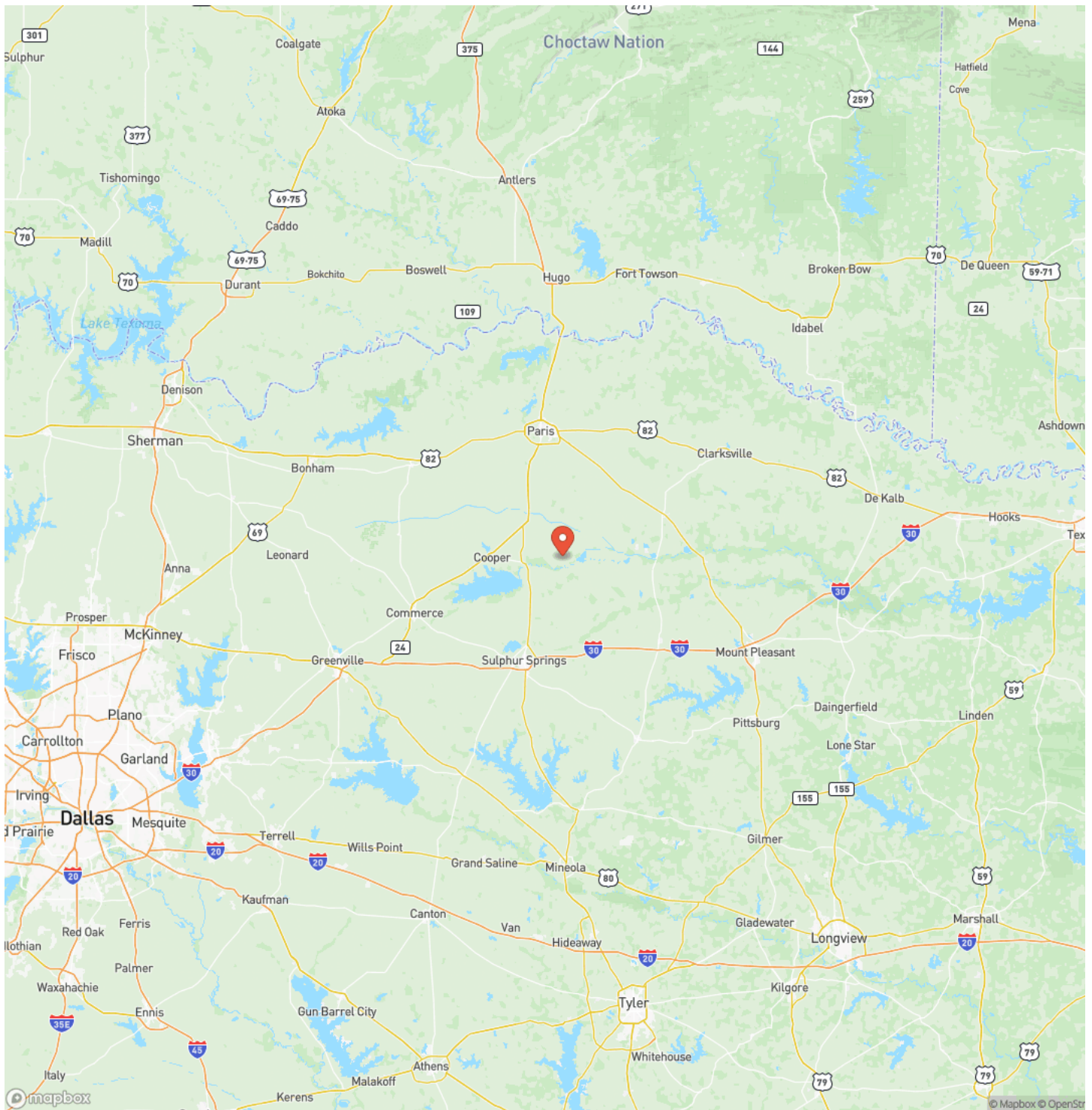
MORE INFO ONLINE:

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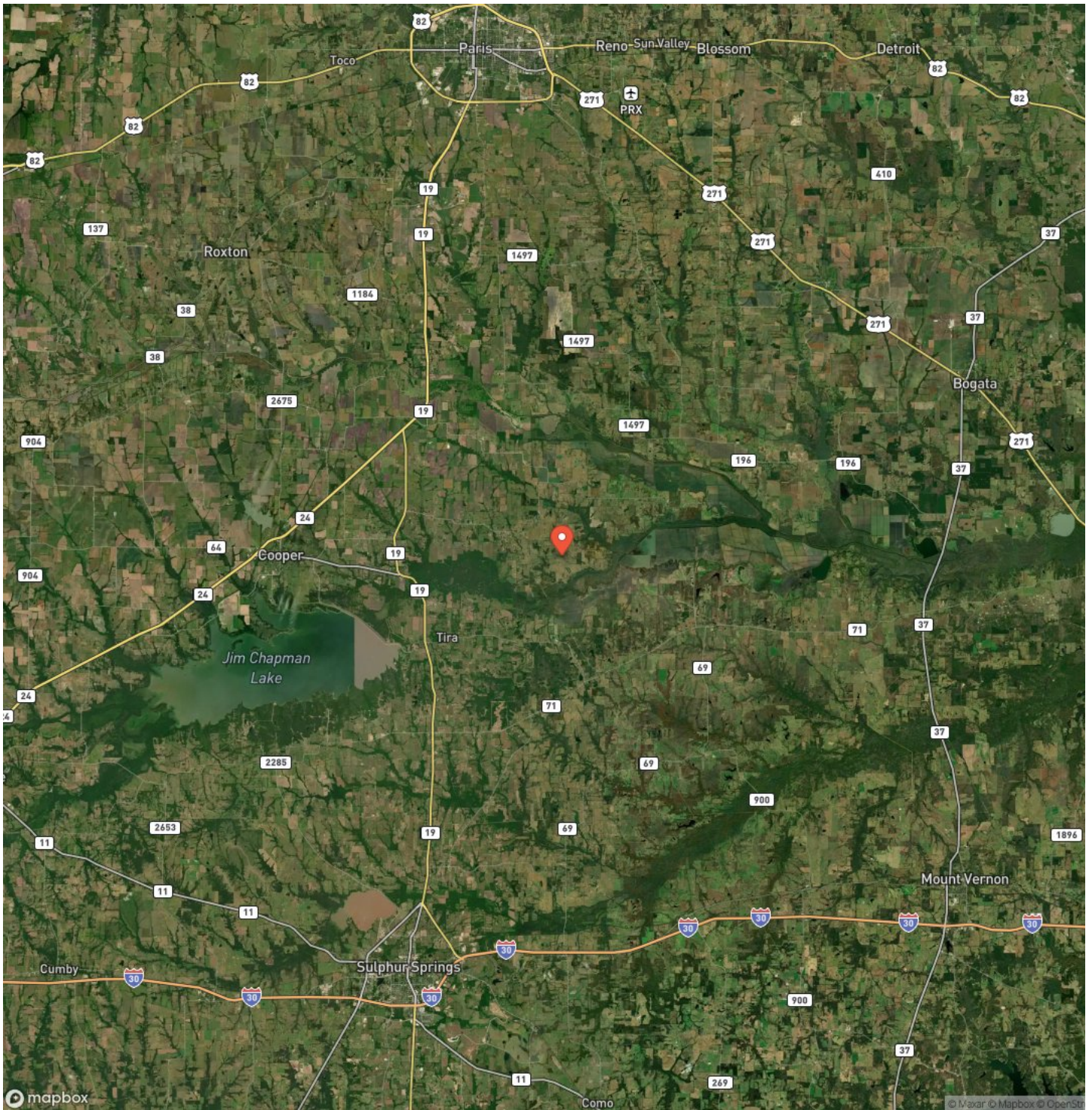
Locator Map



Locator Map



Satellite Map



Delta County TX Farm for Sale Lake Creek, TX / Delta County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile

(940) 390-0081

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(940) 600-1313

Email

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Address

200 N. Dixon

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

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This image shows a single 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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