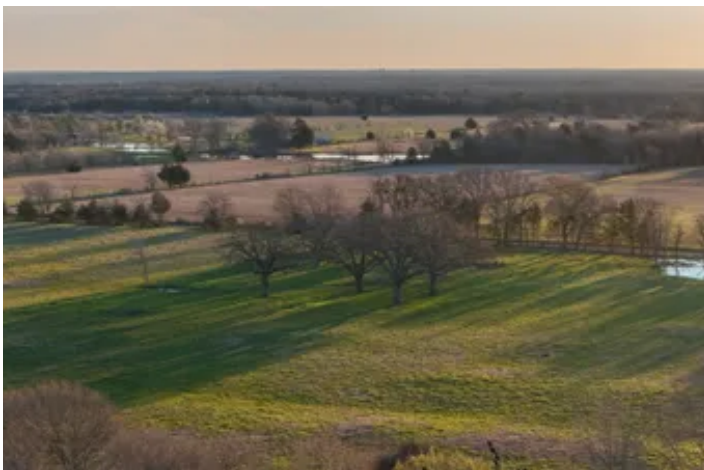


Tract 3 Dry Fork Creek Farm
FM 2245
Ivanhoe, TX 75447

\$237,500
12,500± Acres
Fannin County



Tract 3 Dry Fork Creek Farm Ivanhoe, TX / Fannin County

SUMMARY

Address

FM 2245

City, State Zip

Ivanhoe, TX 75447

County

Fannin County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land, Lot

Latitude / Longitude

33.756555 / -96.110333

Acreage

12.500

Price

\$237,500

Property Website

<https://arrowheadlandcompany.com/property/tract-3-dry-fork-creek-farm-fannin-texas/78320/>



Tract 3 Dry Fork Creek Farm Ivanhoe, TX / Fannin County

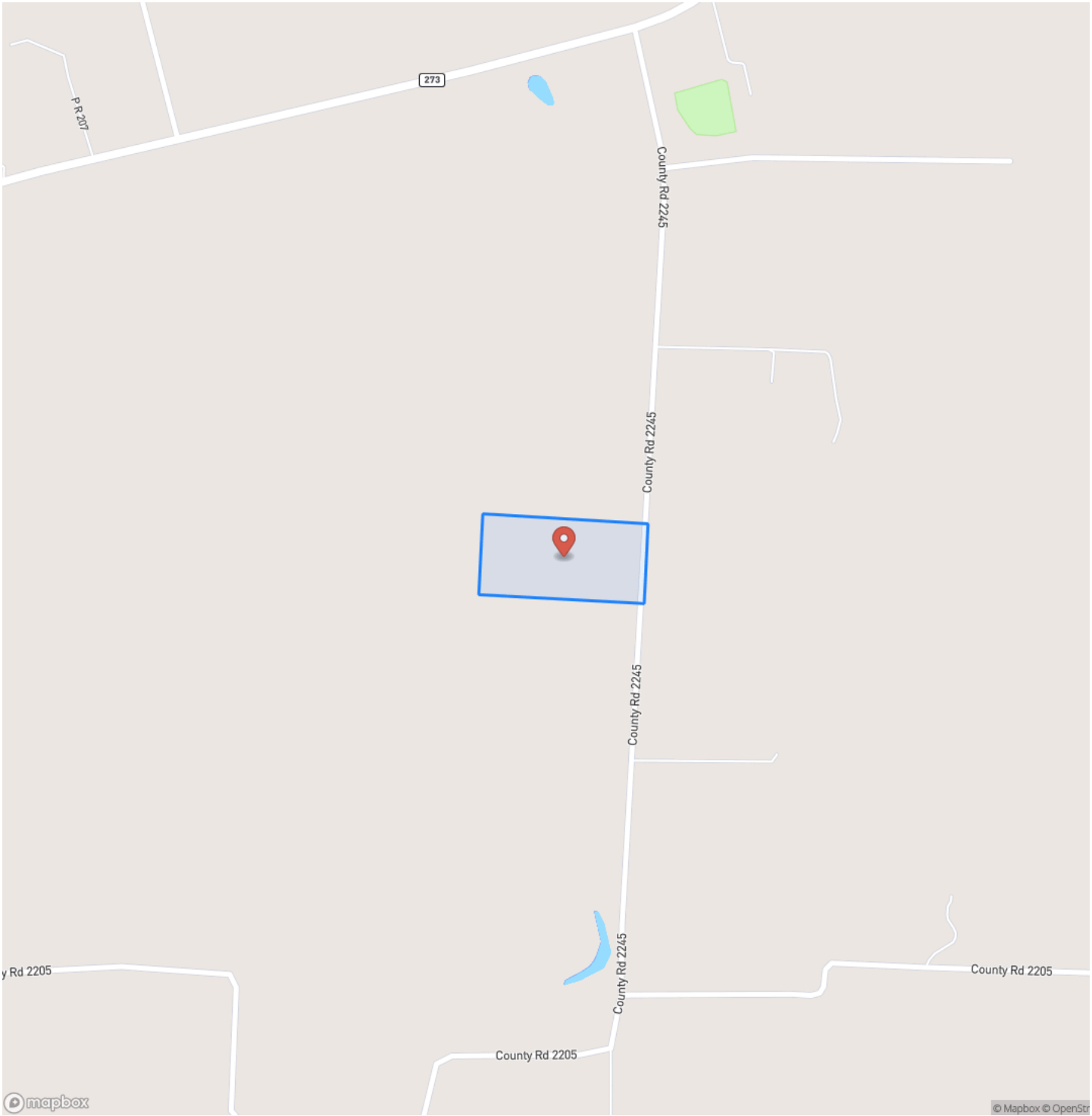
PROPERTY DESCRIPTION

Welcome to your perfect spot in the country! Tract 3 of the Dry Fork Creek Farm is 12.5 +/- acres with a perfect homesite among 3 giant oaks. Bring your plans and build your dream home and don't forget your cattle, horses and chickens. This tract features a blend of great pasture grass with towering oaks. No Restrictions and Ag exempt. Sam Rayburn High School is within walking distance! It is 20 +/- mins to Bonham, 15 +/- mins to the new Bois D'Arc Lake and 90 +/- mins to Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phillip Dodd at [\(817\) 915-2502](tel:8179152502).

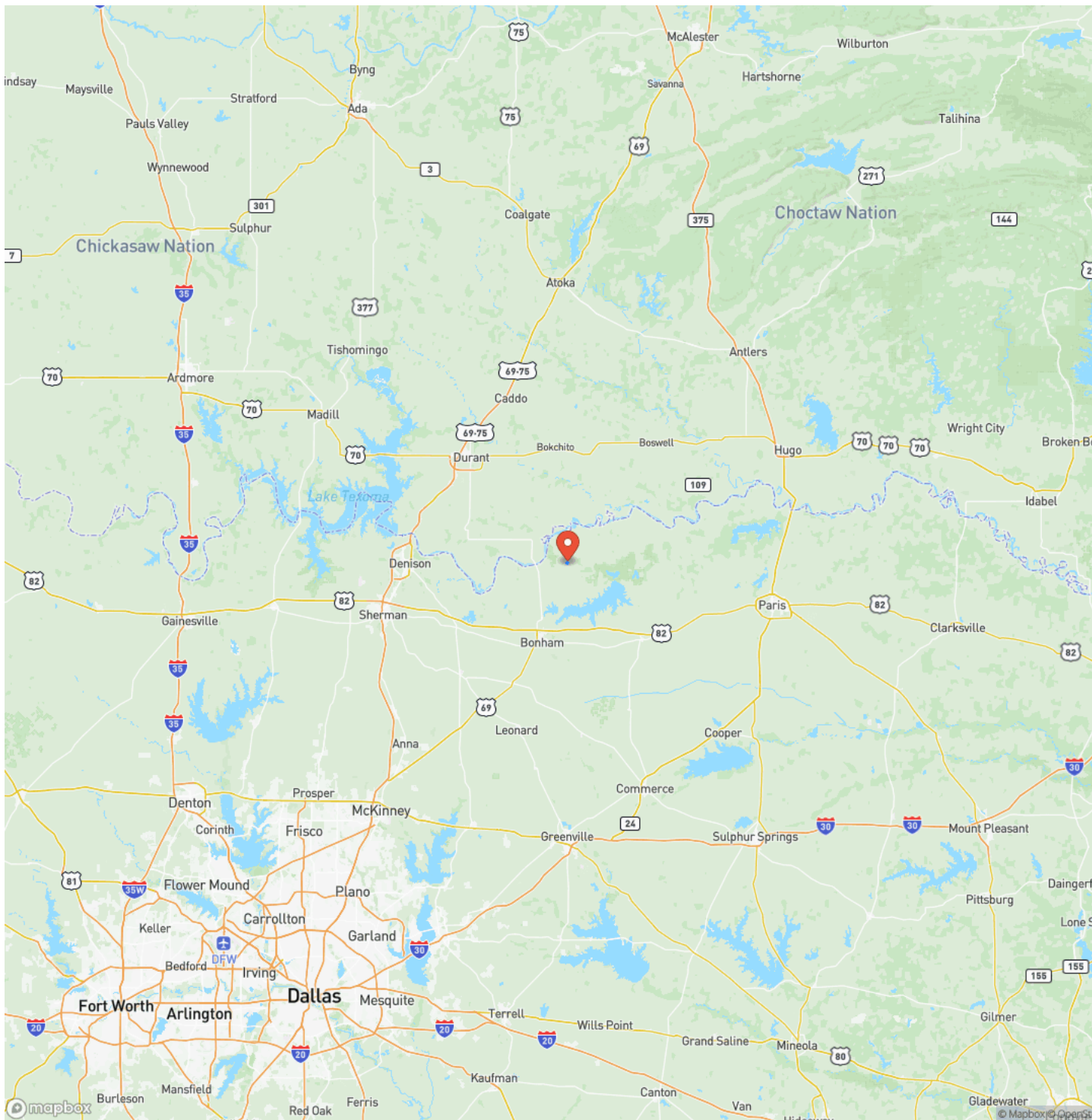
**Tract 3 Dry Fork Creek Farm
Ivanhoe, TX / Fannin County**



Locator Map



Locator Map



Satellite Map



**Tract 3 Dry Fork Creek Farm
Ivanhoe, TX / Fannin County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

Mobile

(817) 915-2502

Office

(817) 915-2502

Email

phillip.dodd@arrowheadlandcompany.com

Address

City / State / Zip

NOTES



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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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