

Tract 4 Dry Fork Creek Farm Tract
FM 2245
Ivanhoe, TX 75447

\$180,000
12.5± Acres
Fannin County



Tract 4 Dry Fork Creek Farm Tract 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, Timberland

Latitude / Longitude

33.755123 / -96.110421

Acreage

12.5

Price

\$180,000

Property Website

<https://arrowheadlandcompany.com/property/tract-4-dry-fork-creek-farm-tract/fannin/texas/78322/>



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PROPERTY DESCRIPTION

PRICE REDUCED!! Take a look at this incredible investment opportunity! Tract 4 of the Dry Fork Creek Farm, 12.5 +/- acres in Fannin County, Texas, offers a perfect blend of mature timber and rolling pastures. Bring your plans and build a custom dream home to enjoy all that country life has to offer. There's plenty of room for livestock or horses. This tract features a nice pond, a small creek, and towering oaks, adding to its natural beauty. Conveniently located just south of Sam Rayburn High School, it is 20 +/- minutes to Bonham and 15 +/- minutes to Bois D'Arc Lake. All showings are by appointment only. For more information or to schedule a private viewing, please contact Phillip Dodd at [\(817\)915-2502](tel:8179152502).



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Locator Map



Locator Map



Satellite Map



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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