

Tract 5 Dry Fork Creek Farm
FM 2245
Ivanhoe, TX 75447

\$395,000
25± Acres
Fannin County



**Tract 5 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

33.755808 / -96.110384

Acreage

25

Price

\$395,000

Property Website

<https://arrowheadlandcompany.com/property/tract-5-dry-fork-creek-farm/fannin/texas/86367/>



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PROPERTY DESCRIPTION

PRICE REDUCED! Take a look at this incredible investment opportunity in Fannin County, Texas! Tracts 3 and 4 of the Dry Fork Creek Farm offer a combined 25 +/- acres, with an ideal mix of open pasture, mature timber, and stunning natural features. Each 12.5 +/- acre tract boasts beautiful homesites surrounded by towering oaks, with space for your dream home, livestock, horses, or chickens. The property features towering oaks, a beautiful pond and a small creek. The property is Ag exempt and has no restrictions. It is located just south of Sam Rayburn High School (within walking distance), and only 20 +/- minutes to Bonham, 15 +/- minutes to the new Bois D'Arc Lake, and 90 +/- minutes 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



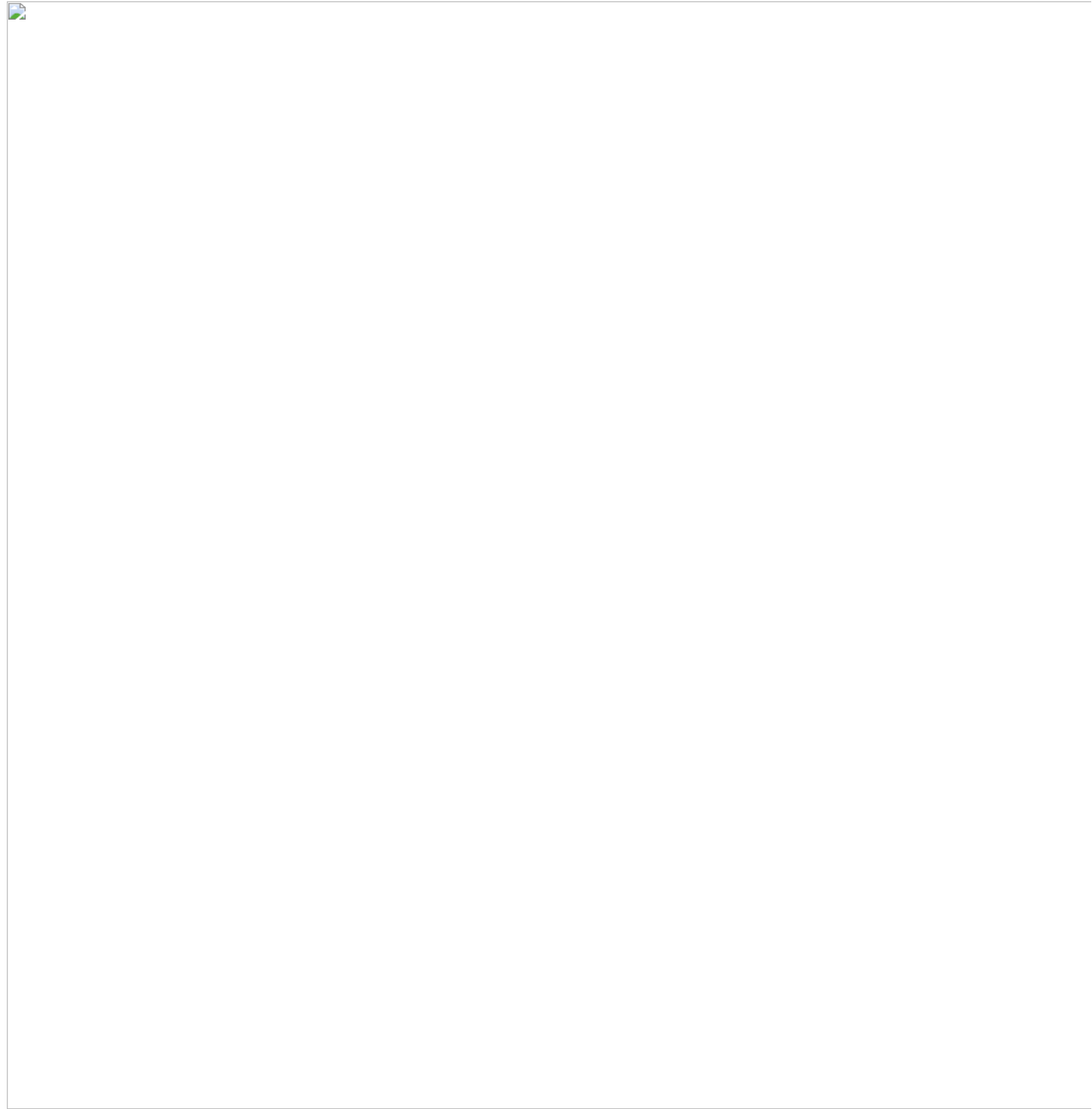
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Locator Map



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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