

Wafer/Stevens Creek Hunting Farm
TBD County Rd 3550
Honey Grove, TX 75446

\$673,750
77± Acres
Fannin County



Wafer/Stevens Creek Hunting Farm
Honey Grove, TX / Fannin County

SUMMARY

Address

TBD County Rd 3550

City, State Zip

Honey Grove, TX 75446

County

Fannin County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.524709 / -95.86713

Acreage

77

Price

\$673,750

Property Website

<https://arrowheadlandcompany.com/property/wafer-stevens-creek-hunting-farm-fannin-texas/61924/>



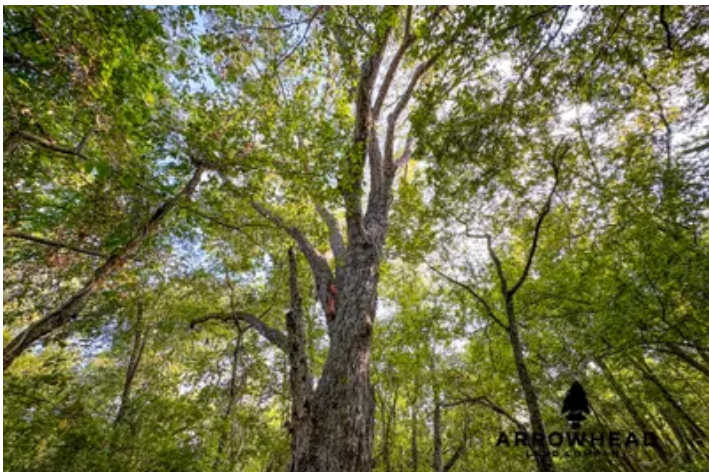
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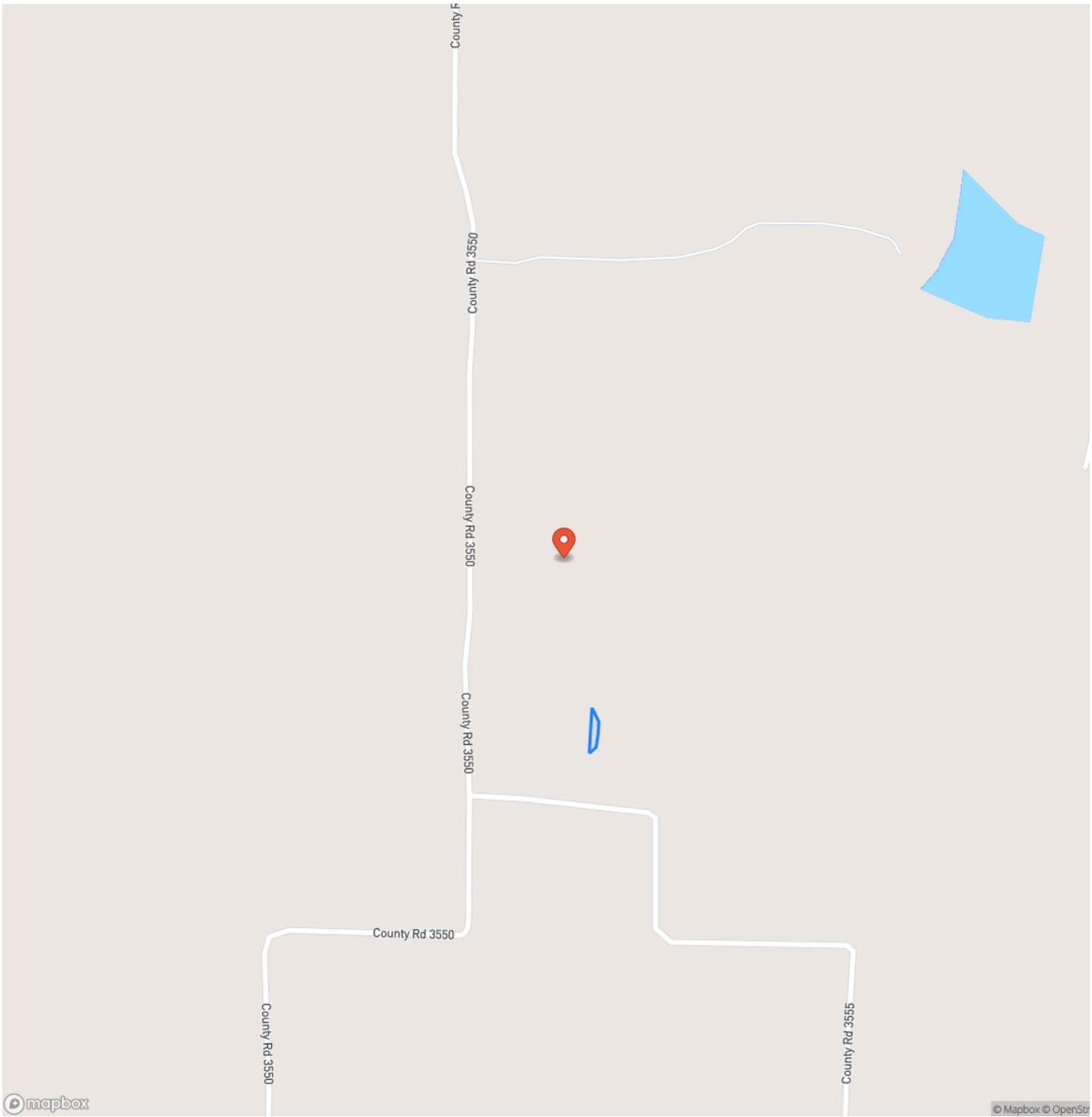
PROPERTY DESCRIPTION

Price Reduced! Excellent opportunity to own a great recreational tract in fast growing Fannin County. This 77 acre farm is just a short drive to McKinney, Prosper, Dallas and the soon to be completed Lake Ralph Hall, this exceptional outdoor paradise is a prime opportunity for those looking to invest in a versatile piece of land. This farm features two major creeks running through the property. Wafer Creek runs through the center of the farm, and Stevens Creek flows along the northeast side. As you navigate through the beautiful mature timber, you will come across many travel corridors that whitetails use, crossing north and south of Wafer Creek. In addition to great deer hunting, you have the potential to experience waterfowl hunting to its fullest with the water valve-controlled duck slough. Surrounded by thousands of acres of crop fields, the property has an abundance of quality wildlife including deer, turkey and hogs. With just over half a mile of road frontage on the west side of the farm, you have multiple access points for hunting. On top of the fantastic hunting opportunities this farm has to offer, there are some great homesites. It is just a 10+/- minute drive to Honey Grove. Whether you are looking to enjoy a day of hunting on the farm or spend time on the water at the new lake, this property is a tremendous recreational and investment opportunity! All showings are by appointment only. For more information or to schedule a private viewing, please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502).

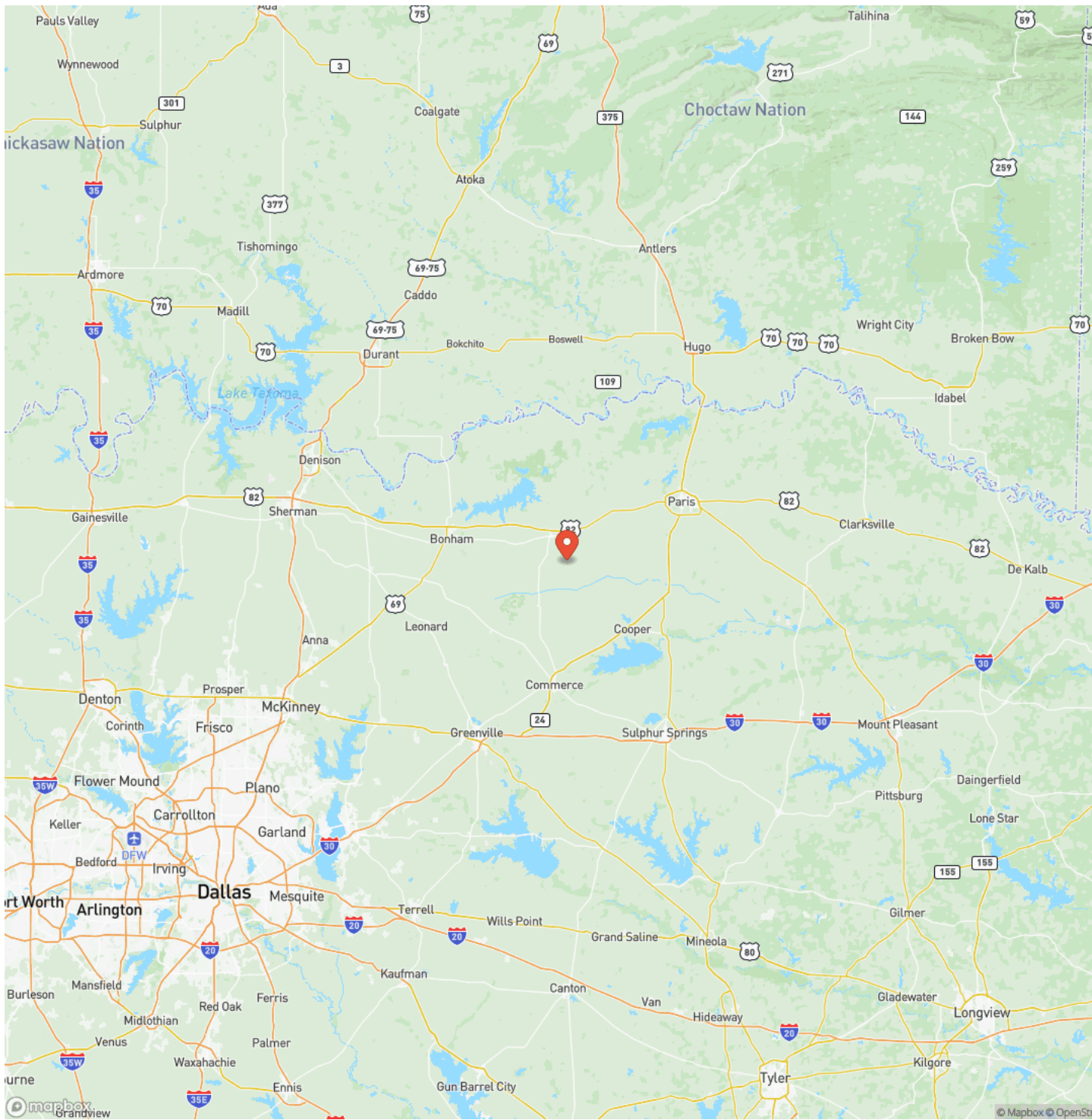
Wafer/Stevens Creek Hunting Farm
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Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

