

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

\$209,000
12.5± 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

12.5

Price

\$209,000

Property Website

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



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PROPERTY DESCRIPTION

PRICE REDUCED! 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
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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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