

**Wafer Creek Recreational Farm**  
Cr 3550  
Honey Grove, TX 75446

**\$331,501**  
40.420± Acres  
Fannin County



**Wafer Creek Recreational Farm**  
**Honey Grove, TX / Fannin County**

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**SUMMARY**

**Address**

Cr 3550

**City, State Zip**

Honey Grove, TX 75446

**County**

Fannin County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

33.522 / -95.8685

**Acreage**

40.420

**Price**

\$331,501

**Property Website**

<https://arrowheadlandcompany.com/property/wafer-creek-recreational-farm-fannin-texas/101076/>



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### **PROPERTY DESCRIPTION**

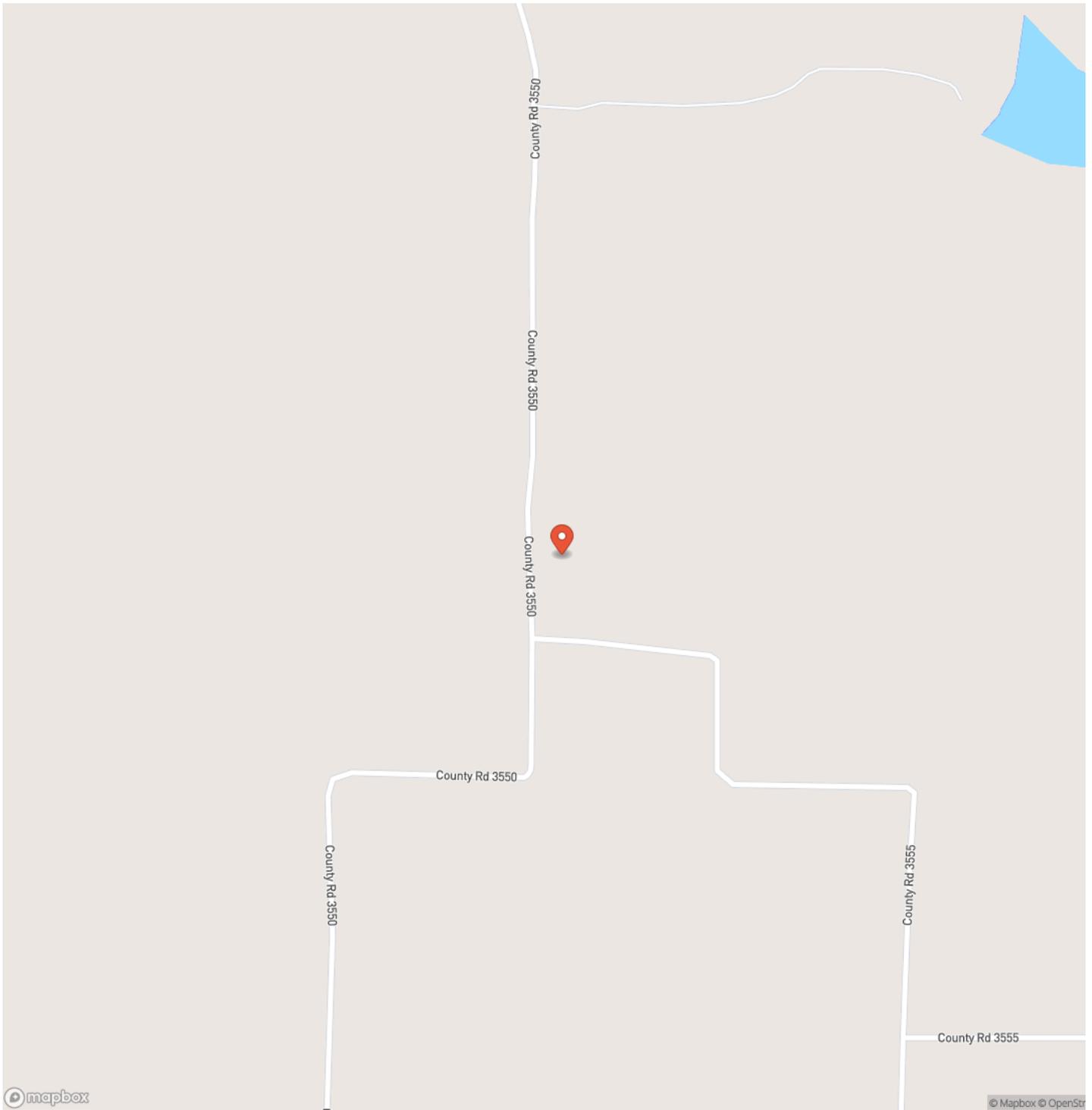
This 40.427 +/- acre property in Fannin County, Texas is well-suited for hunters looking for quality habitat and strong wildlife potential in Northeast Texas! The land is covered in mature timber providing excellent bedding cover and natural travel corridors for deer and other wildlife. The thick cover creates the kind of environment that helps hold game on the property and makes it an ideal setup for strategically placed stands. Located approximately 5 +/- miles from Honey Grove, 20 +/- miles from Paris, Texas, and 75 +/- from the Dallas-Fort Worth metroplex, this tract offers the opportunity to own a manageable-sized hunting property within easy driving distance of DFW. In addition to beautiful mature timber there is a creek that runs along the north boundary offering a dependable water source that naturally attracts wildlife, enhances the property's overall hunting appeal, and makes a great travel corridor. A trail system already runs through the property, making it easy to navigate by foot or ATV and providing convenient access to multiple stand locations. Whether you're checking cameras, filling feeders, or quietly slipping into a stand, the established trails make moving through the property simple and efficient. There is also an open pasture area that provides an excellent opportunity to establish food plots or feeder locations. This open space gives hunters the ability to actively manage the property and further improve its draw for wildlife. The property shows plenty of whitetail deer sign with well established game trails indicating consistent deer movement through the area. With the mix of timber, water, and open ground for food sources, this tract has the key ingredients many hunters look for in a manageable recreational property. If you're searching for a well-rounded hunting property in Fannin County; the combination of water, timber, and natural cover of this property creates a strong foundation for a productive hunting tract! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil 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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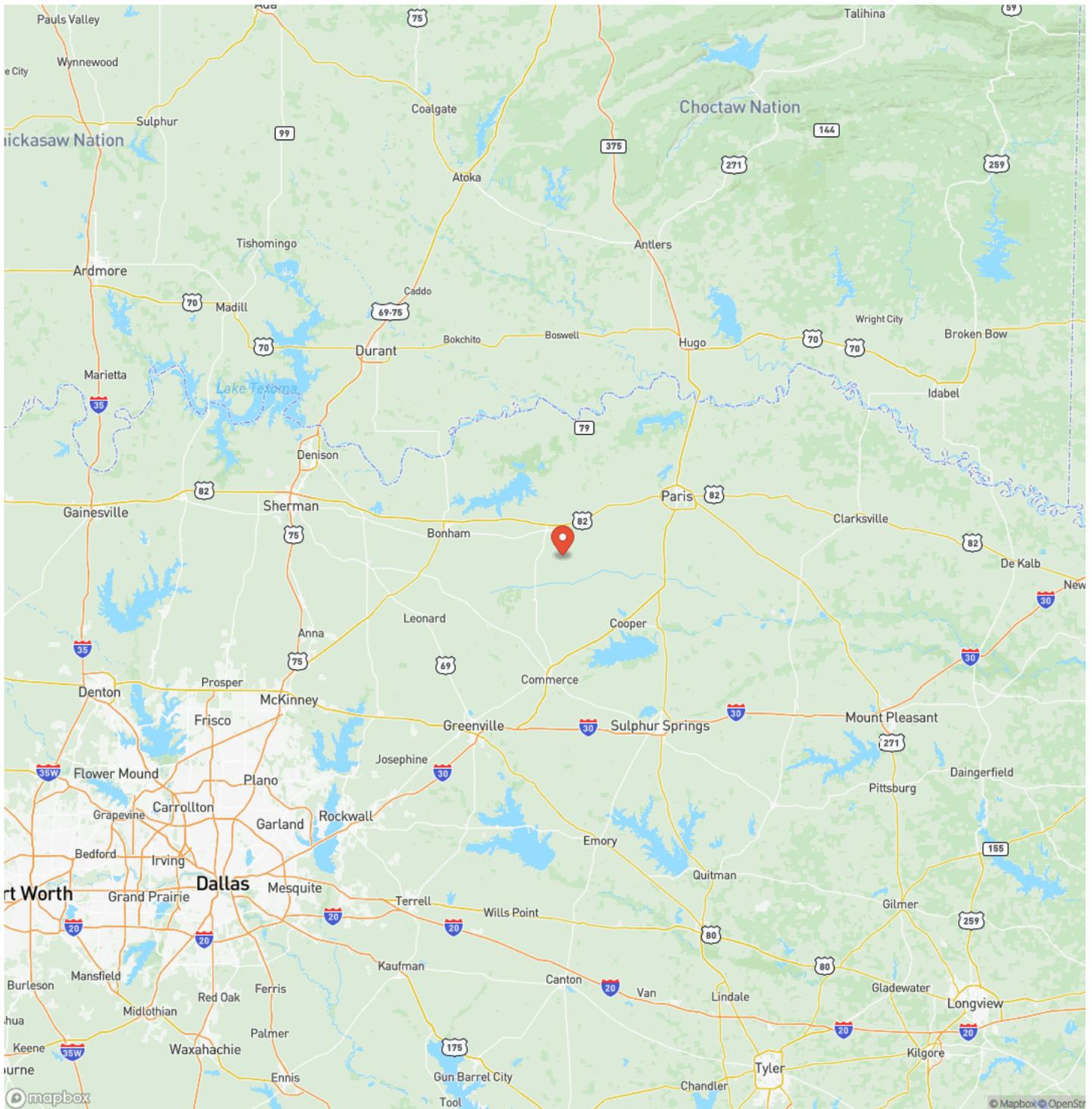
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## Locator Map



# 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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