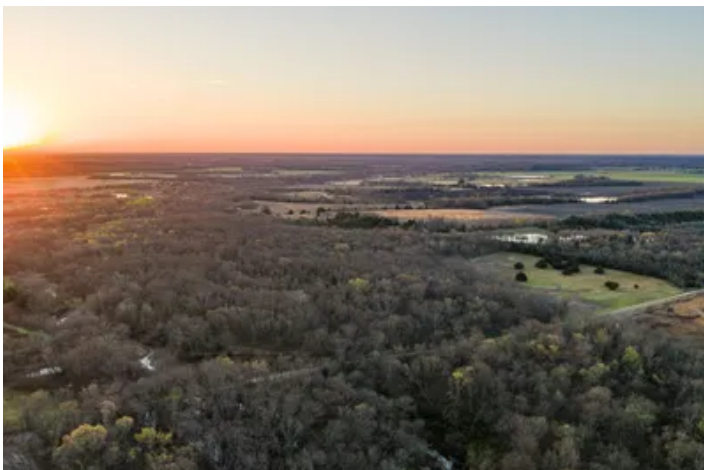
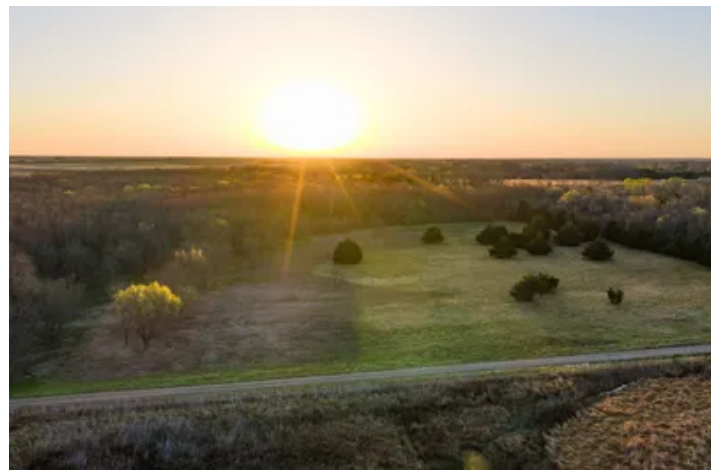


Wafer Creek Recreational Farm
Cr 3550
Honey Grove, TX 75446

\$331,501
40.42± Acres
Fannin County



Wafer Creek Recreational Farm
Honey Grove, TX / Fannin County

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

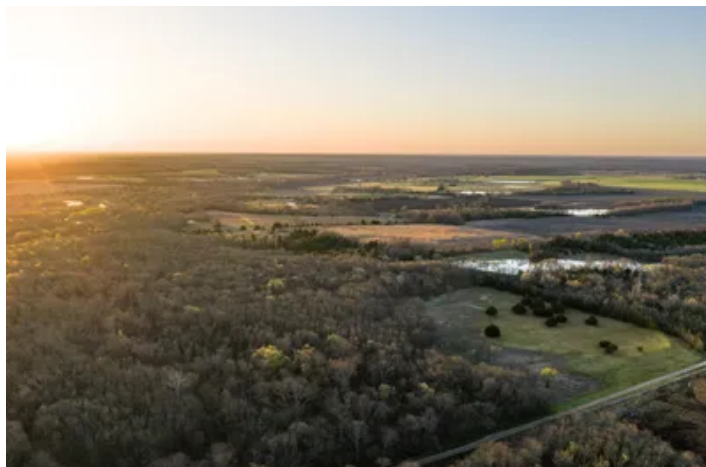
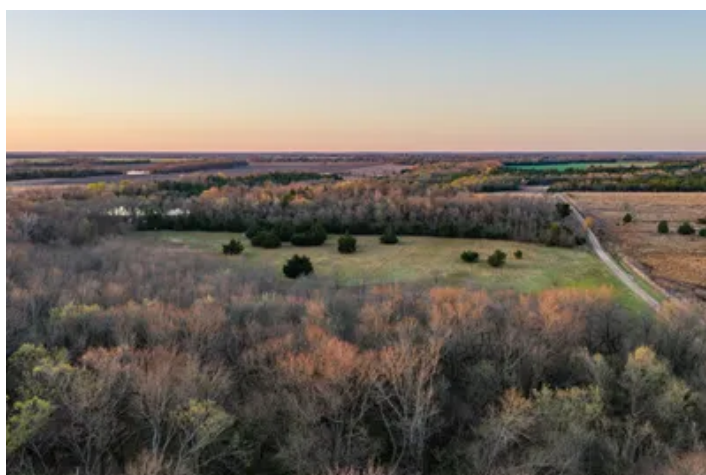
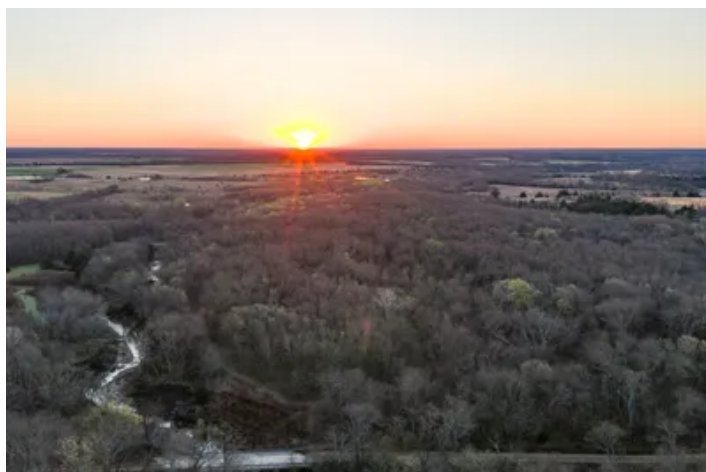
40.42

Price

\$331,501

Property Website

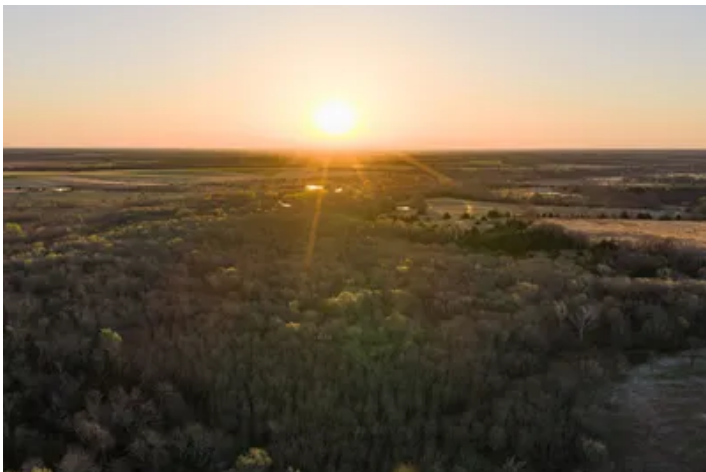
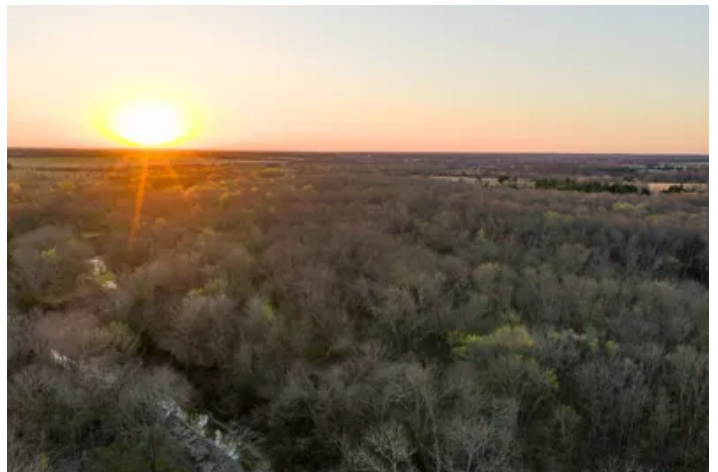
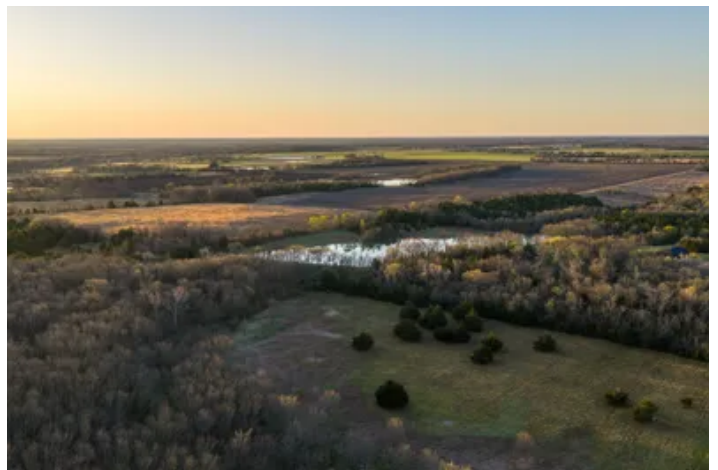
<https://arrowheadlandcompany.com/property/wafer-creek-recreational-farm-fannin-texas/101076/>



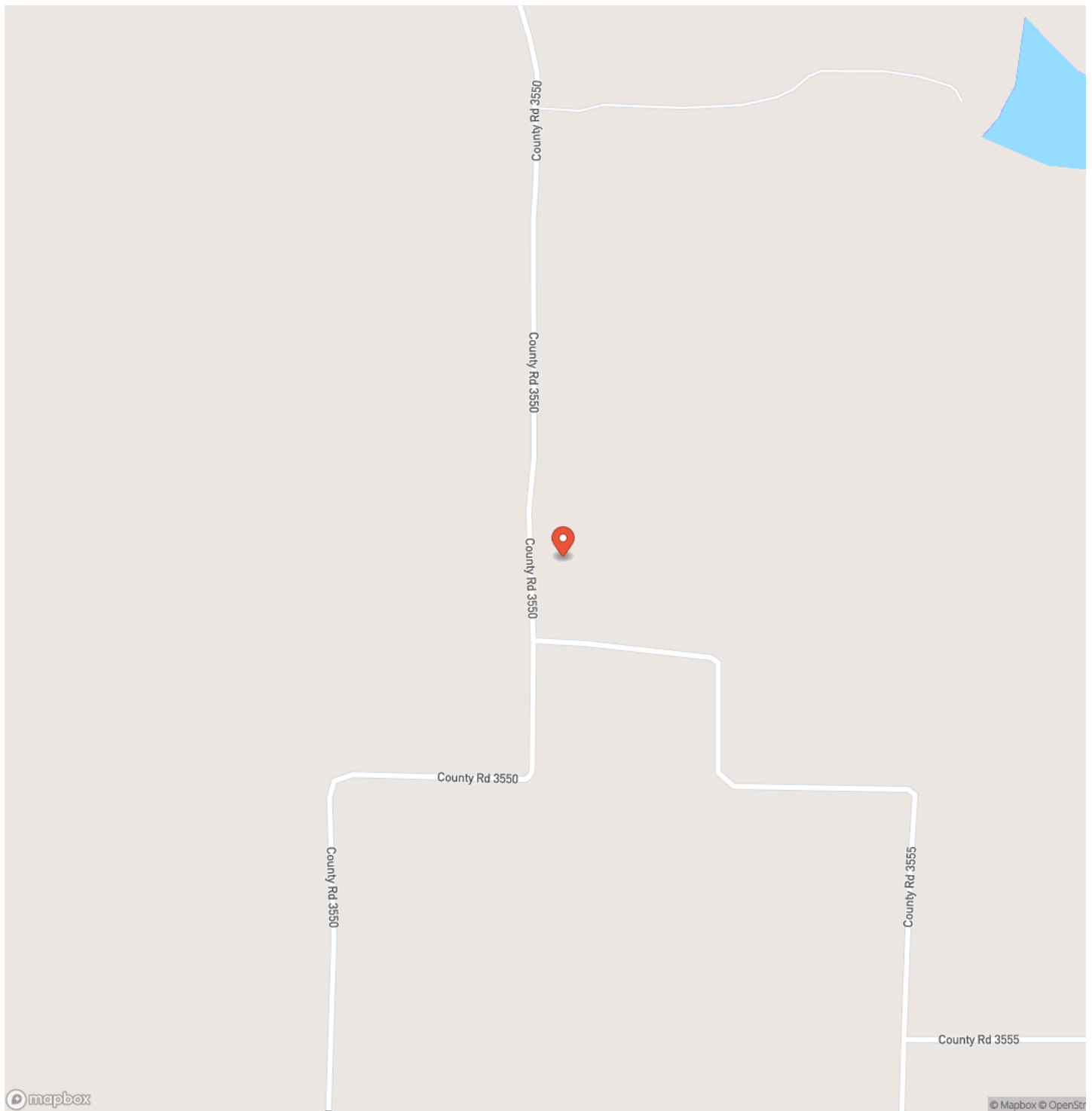
PROPERTY DESCRIPTION

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.

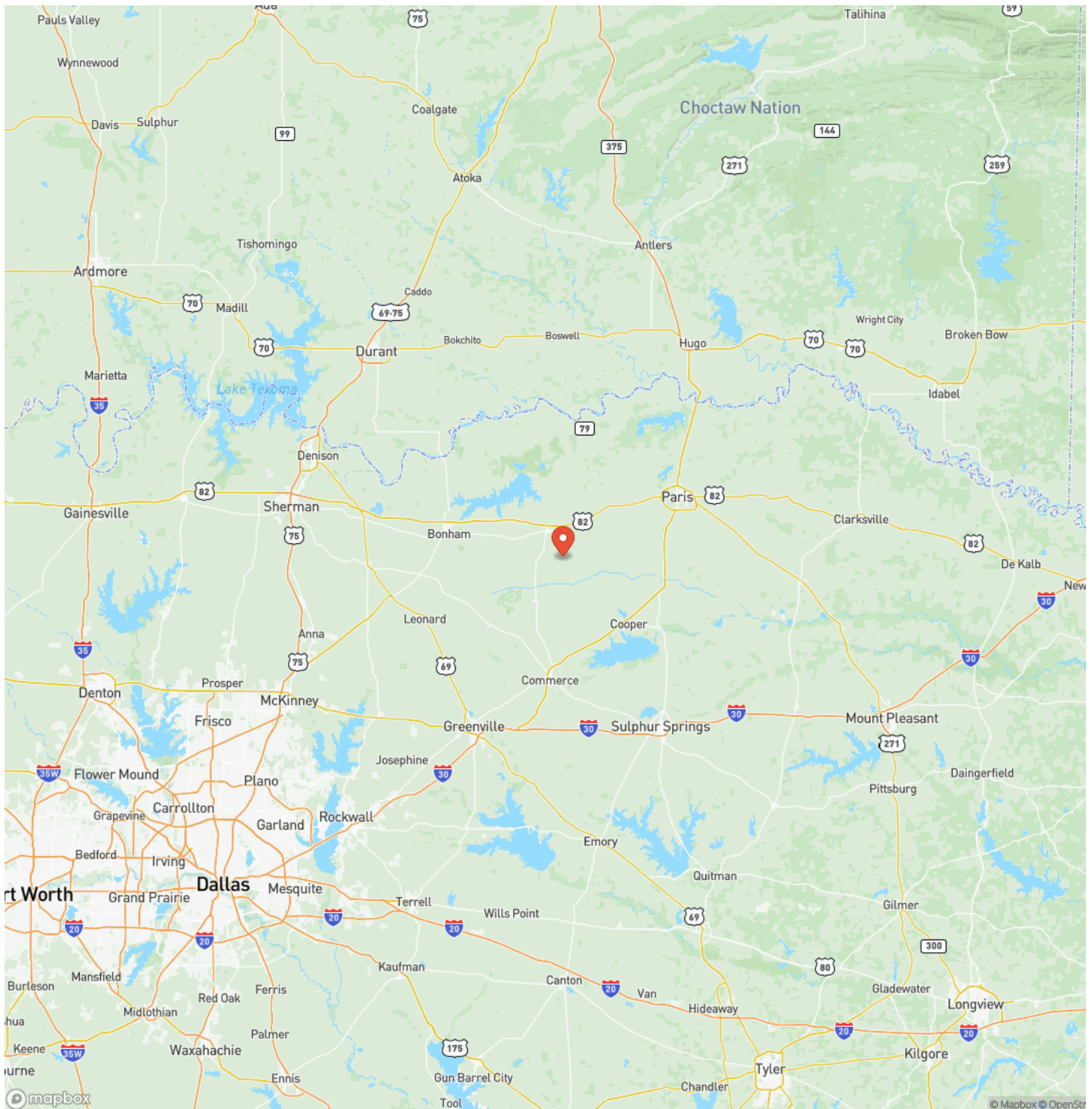
Wafer Creek Recreational Farm
Honey Grove, TX / Fannin County



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

Keller, TX 76248

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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
<https://arrowheadlandcompany.com/>

