

Tract 3 Wafer Creek Hunting Farm
County Road 3550
Honey Grove, TX 75446

\$350,000
40± Acres
Fannin County



Tract 3 Wafer Creek Hunting Farm Honey Grove, TX / Fannin County

SUMMARY

Address

County Road 3550

City, State Zip

Honey Grove, TX 75446

County

Fannin County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.522461 / -95.867177

Acreage

40

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-wafer-creek-hunting-farm-fannin-texas/66304/>



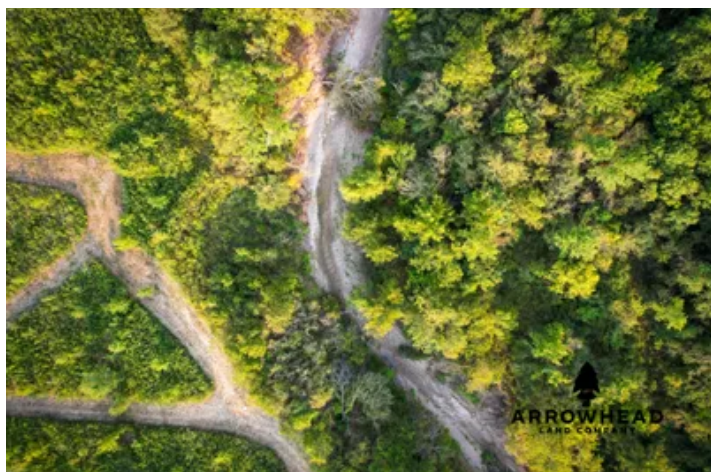
Tract 3 Wafer Creek Hunting Farm

Honey Grove, TX / Fannin County

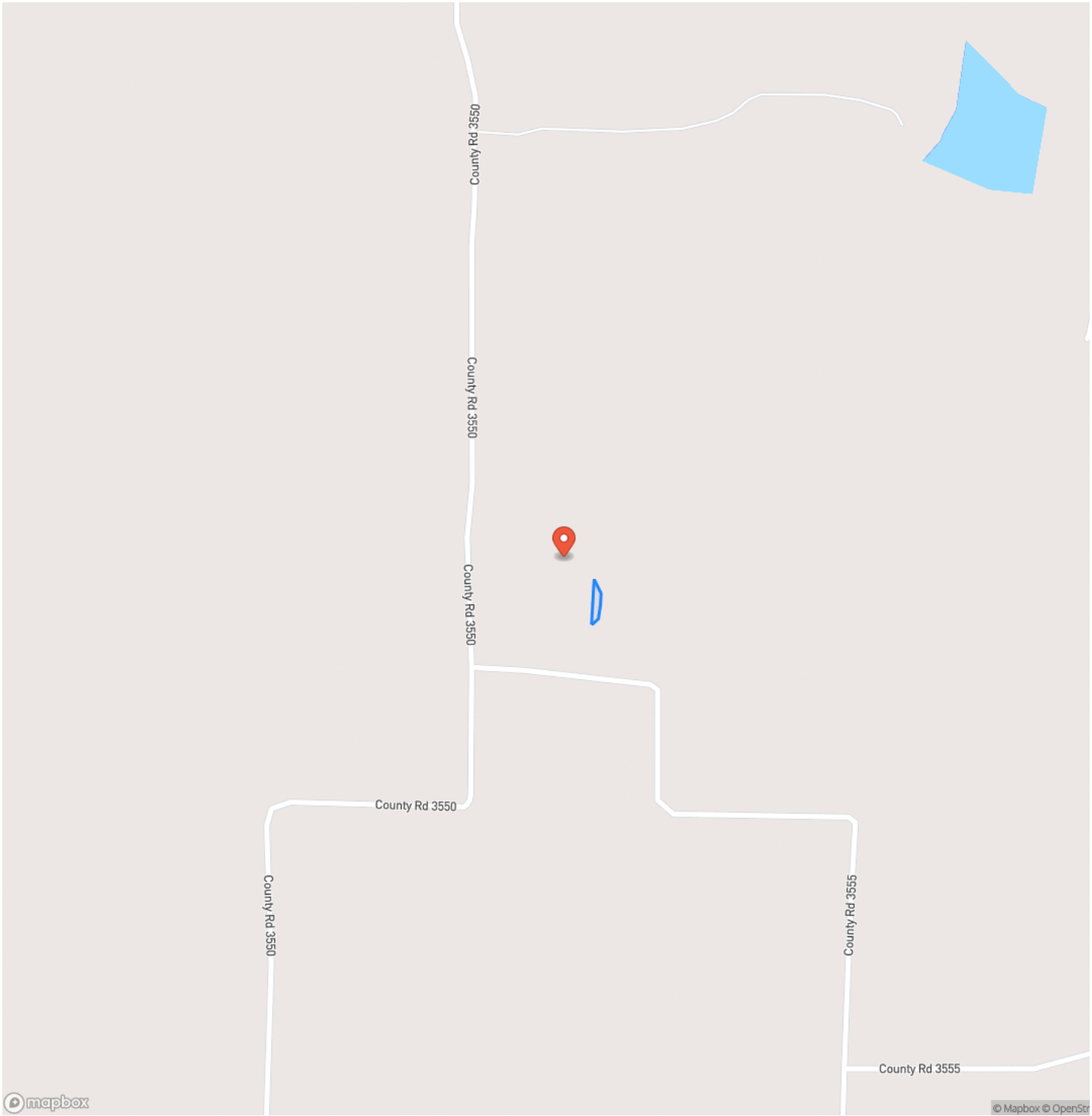
PROPERTY DESCRIPTION

Price Reduced! Introducing an exceptional hunting farm in Northeast Texas: Tract 3 of the Wafer Creek Hunting Farm! This property is fully set up for you to cultivate and manage towards an unforgettable hunting experience in the years to come! Located in Fannin County, just 40 +/- minutes southwest of Paris, TX, this farm has two major creeks running through the property. Along the northern boundary of the farm is Wafer Creek, which shows a lot of signs from whitetails using it as a travel route. With an ATV/UTV trail that goes through the timber, you are able to access your blind or stand with ease. In addition to the timber, there are open pastures providing ample opportunity for feed locations and/or food plots. With the plentiful cover this farm offers, wildlife can thrive! Being surrounded by thousands of acres of crop fields, you can be assured of an abundance of quality wildlife. On top of the fantastic opportunities this farm provides, the location could not be better. It is just a 10 +/- minute drive from the future Lake Ralph Hall. Whether you're looking to enjoy a day of hunting on the farm or be on the water at the new lake, this property is a tremendous recreational and investment opportunity! It is 15 +/- minutes from Honey Grove, about an hour and 15 minutes from McKinney, and about an hour and 40 minutes from the DFW metroplex. 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).

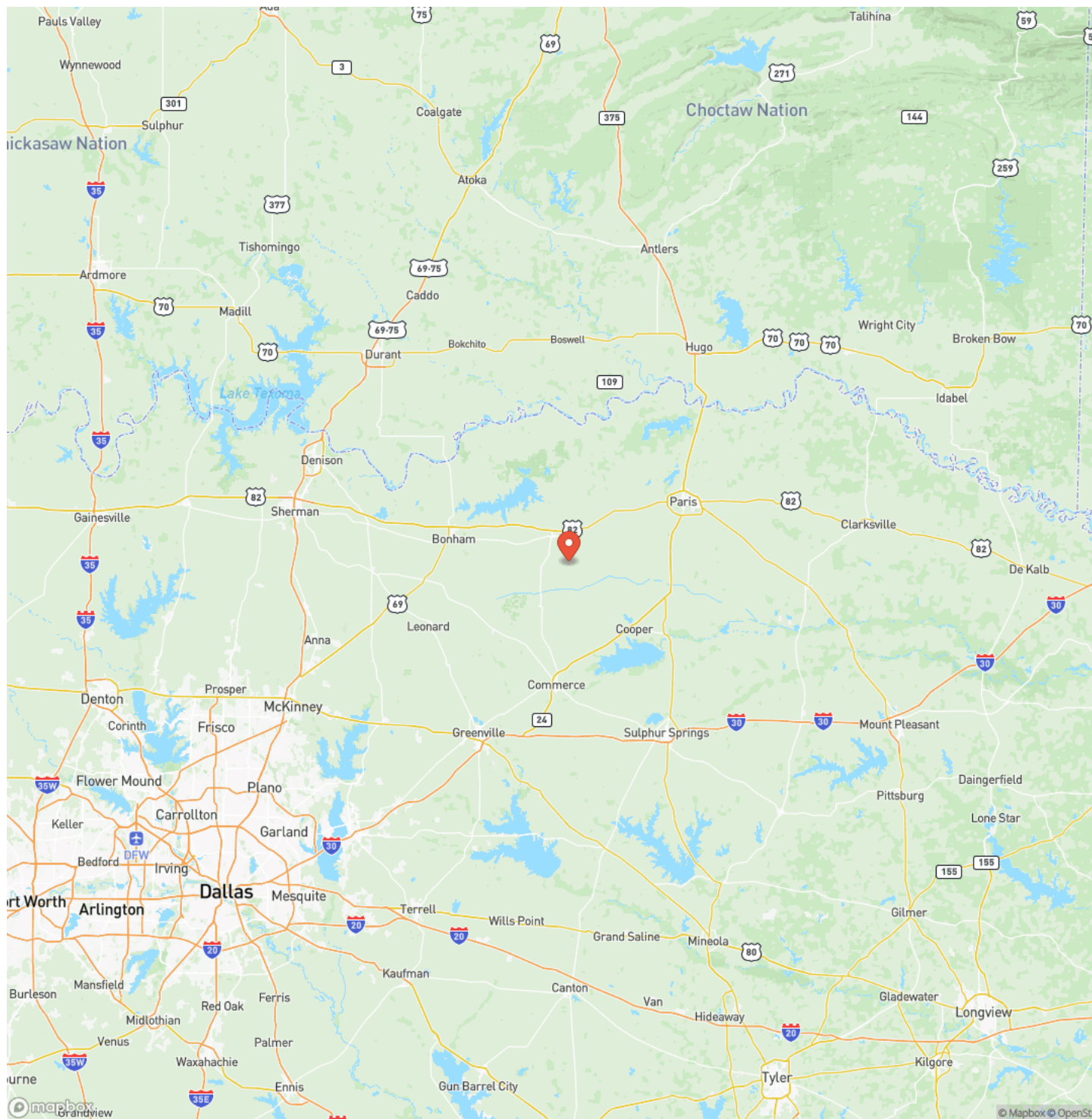
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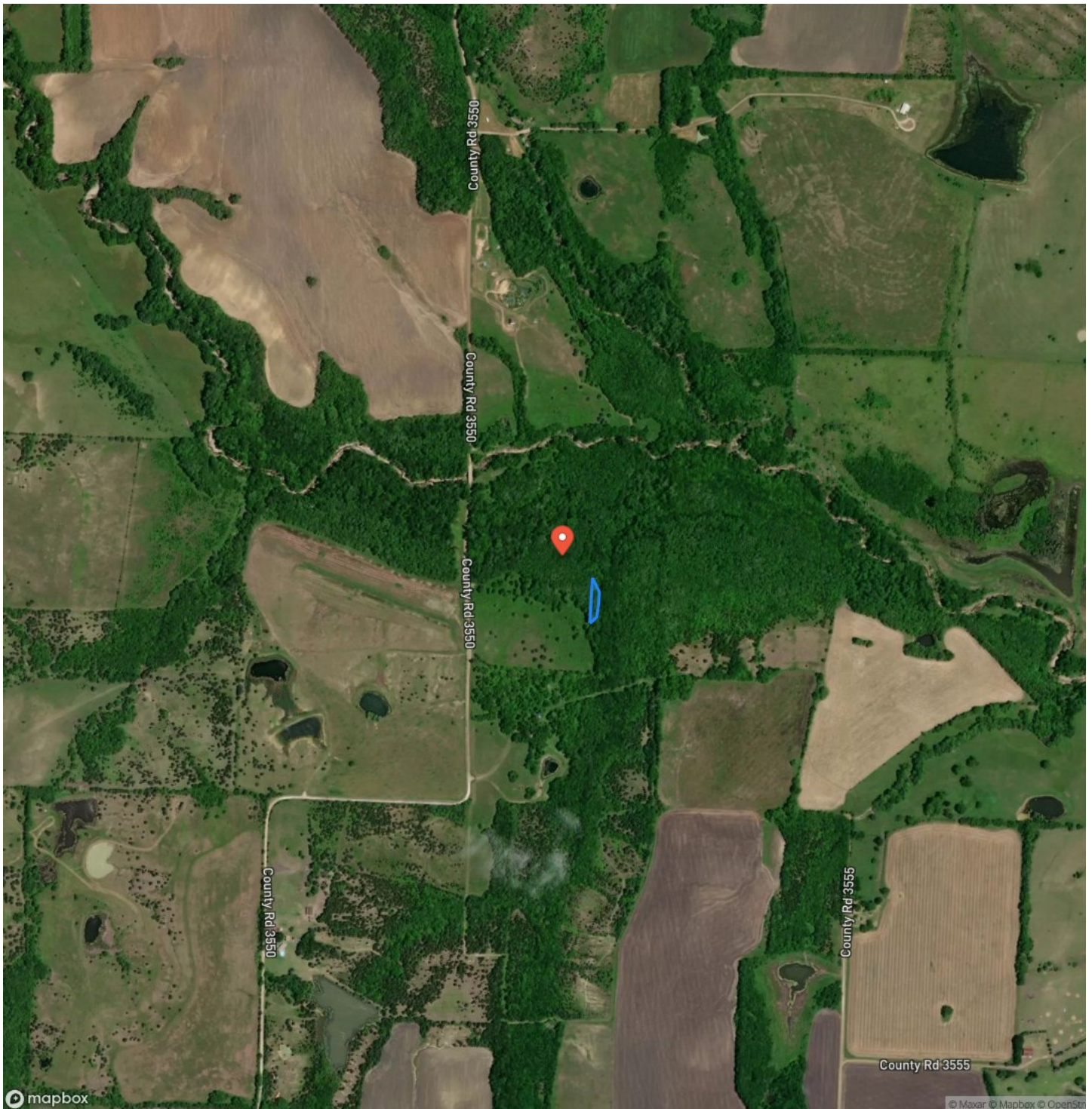
Locator Map



Locator Map



Satellite Map



Tract 3 Wafer Creek Hunting Farm
Honey Grove, TX / Fannin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Dodd

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Email

phillip.dodd@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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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