

**Tract 2 Wafer/Stevens Creek Hunting Farm**  
County Road 3550  
Honey Grove, TX 75446

**\$329,525**  
37.660± Acres  
Fannin County



## Tract 2 Wafer/Stevens Creek Hunting Farm Honey Grove, TX / Fannin County

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### 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

33.526533 / -95.867096

#### Acreage

37.660

#### Price

\$329,525

#### Property Website

<https://arrowheadlandcompany.com/property/tract-2-wafer-stevens-creek-hunting-farm-fannin-texas/66306/>





## **Tract 2 Wafer/Stevens Creek Hunting Farm**

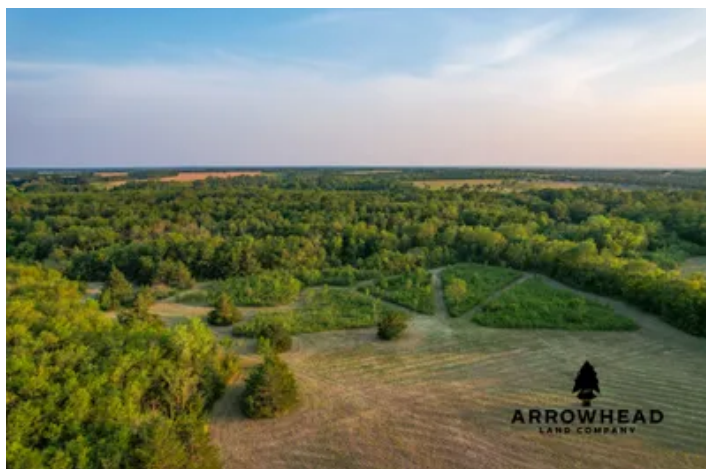
### **Honey Grove, TX / Fannin County**

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#### **PROPERTY DESCRIPTION**

Price Reduced! Introducing an exceptional hunting farm in Northeast Texas: Tract 2 of the Wafer/Stevens Creek Hunting Farm! This property is fully set up for you to cultivate and manage for 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. Wafer Creek borders the farm along the southern side, while Stevens Creek runs along the northeast side. As you navigate through the timber toward the creeks, you will come across many travel corridors used by whitetails crossing Wafer Creek. With several ATV/UTV trails that crisscross through the dense vegetation, accessing your blind or stand is easy. 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! Among the excellent deer hunting opportunities, you also have the potential to experience waterfowl hunting at its fullest with the water valve-controlled duck slough. 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 offers, the location couldn't 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 spend time 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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Honey Grove, TX / Fannin County

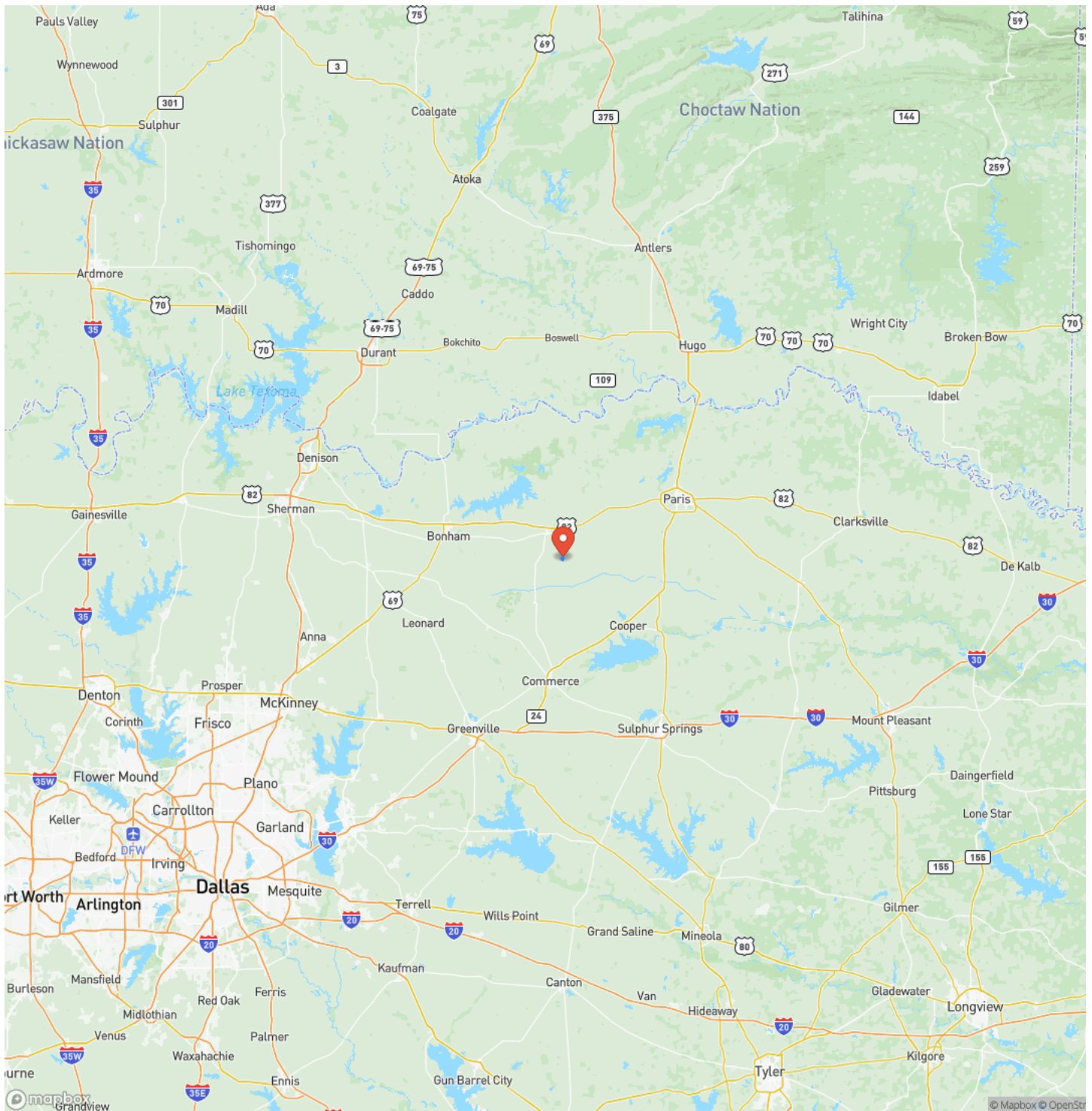


Locator Map





## Locator Map



## Satellite Map





**Tract 2 Wafer/Stevens Creek Hunting Farm  
Honey Grove, TX / Fannin County**

## 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





## 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.



## **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.



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