

Tract 2 Dry Fork Creek Farm
FM 2245
Ivanhoe, TX 75447

\$187,500
12,500± Acres
Fannin County



Tract 2 Dry Fork Creek Farm Ivanhoe, TX / Fannin County

SUMMARY

Address

FM 2245

City, State Zip

Ivanhoe, TX 75447

County

Fannin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

33.757973 / -96.110255

Acreage

12.500

Price

\$187,500

Property Website

<https://arrowheadlandcompany.com/property/tract-2-dry-fork-creek-farm-fannin-texas/78319/>



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PROPERTY DESCRIPTION

Welcome to Tract 2 of the Dry Fork Creek Farm, offering a wonderful opportunity to own a piece of the country in North Texas. This 12.5 +/- acre tract features excellent building sites, so bring your plans and livestock and unwind in the country. The property boasts great grass throughout, with some beautiful trees toward the back. Conveniently located with road frontage on CR 2245, it is only 15 +/- minutes to Bonham and the new Bois D'Arc Lake. Sam Rayburn High School is within walking distance! No restrictions and Ag exempt. All showings are by appointment only. For more information or to schedule a private viewing, please contact Phillip Dodd at [\(817\) 915-2502](tel:8179152502).



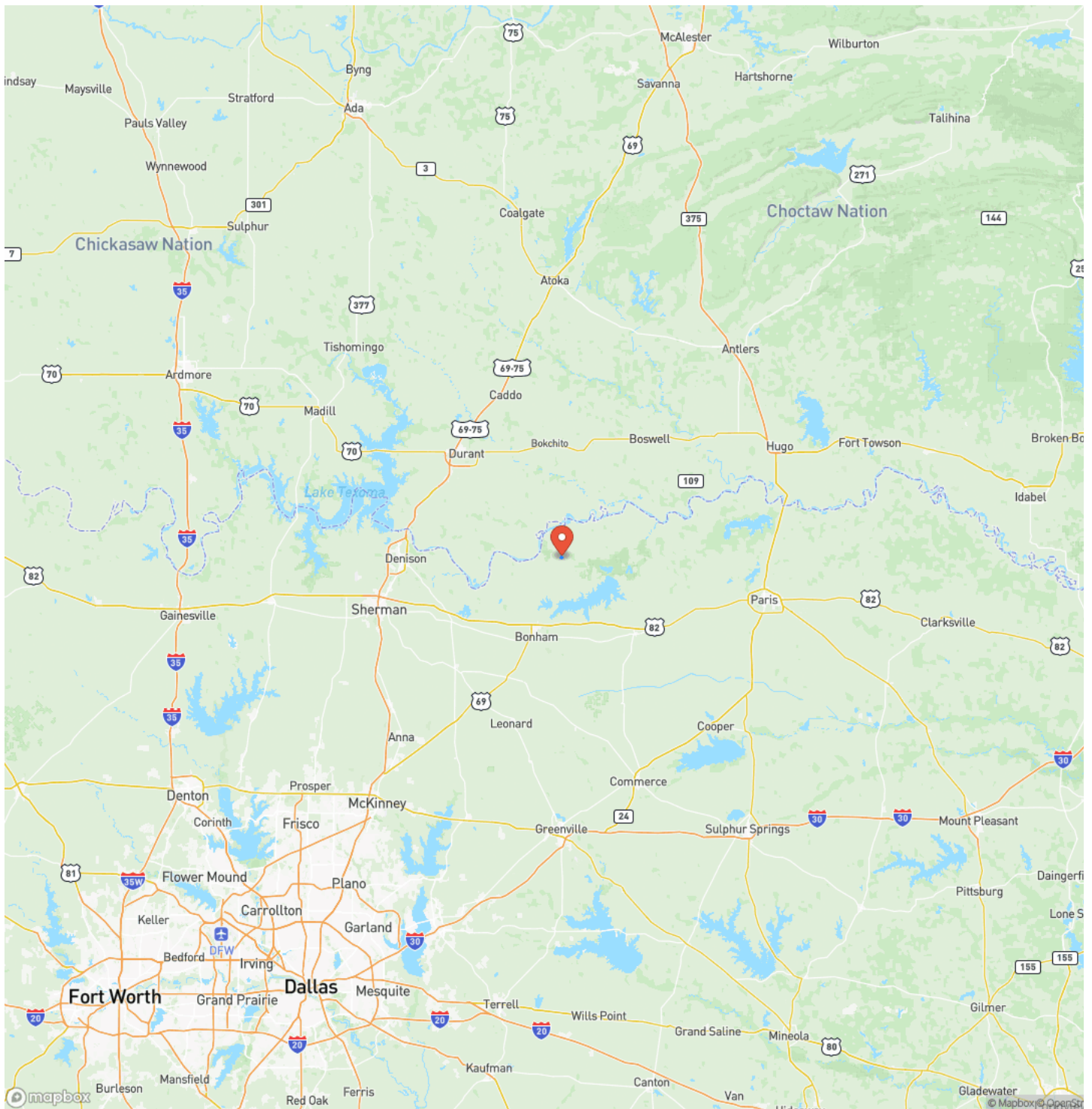
Tract 2 Dry Fork Creek Farm
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Locator Map



Locator Map



Satellite Map



**Tract 2 Dry Fork Creek Farm
Ivanhoe, TX / Fannin County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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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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