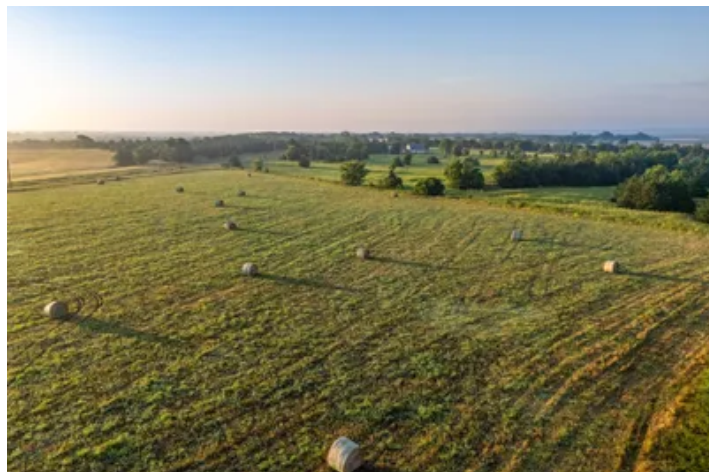


Lake Ralph Hall Tract  
0000 CR 3444  
Honey Grove, TX 75446

**\$476,400**  
11.910± Acres  
Fannin County



**Lake Ralph Hall Tract**  
**Honey Grove, TX / Fannin County**

**SUMMARY**

**Address**

0000 CR 3444

**City, State Zip**

Honey Grove, TX 75446

**County**

Fannin County

**Type**

Farms, Recreational Land, Undeveloped Land, Lakefront, Lot, Business Opportunity

**Latitude / Longitude**

33.49915 / -95.9307

**Acreage**

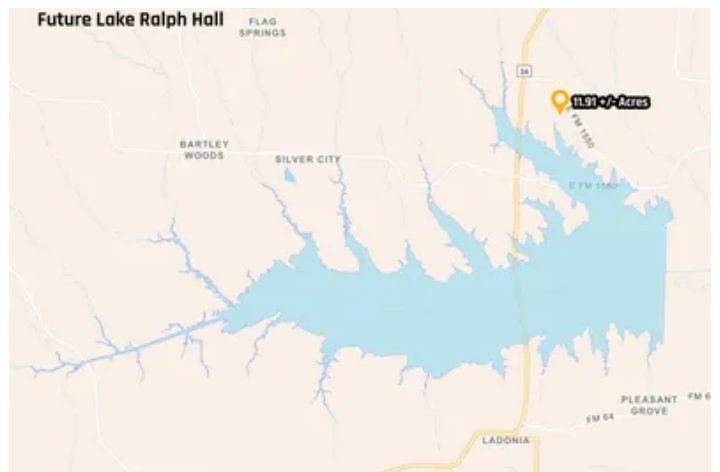
11.910

**Price**

\$476,400

**Property Website**

<https://arrowheadlandcompany.com/property/lake-ralph-hall-tract-fannin-texas/106715/>



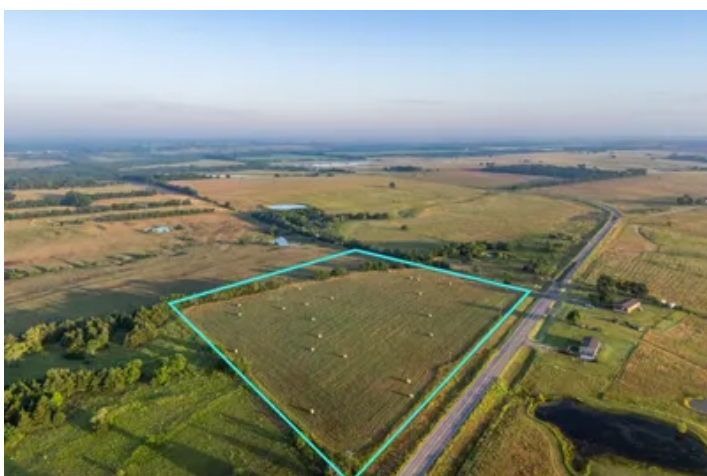
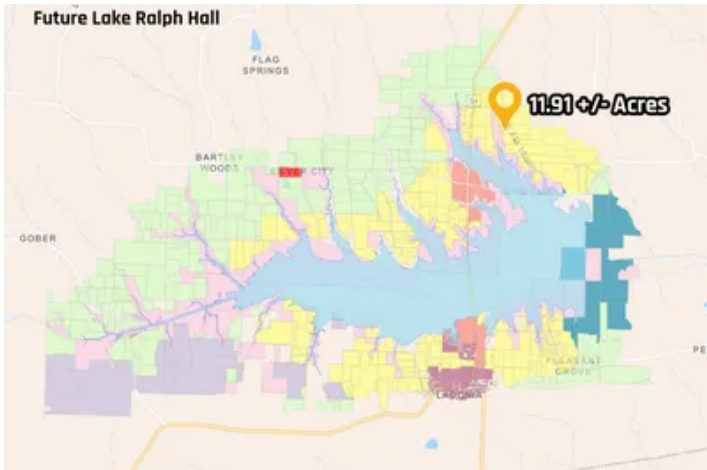
## Lake Ralph Hall Tract Honey Grove, TX / Fannin County

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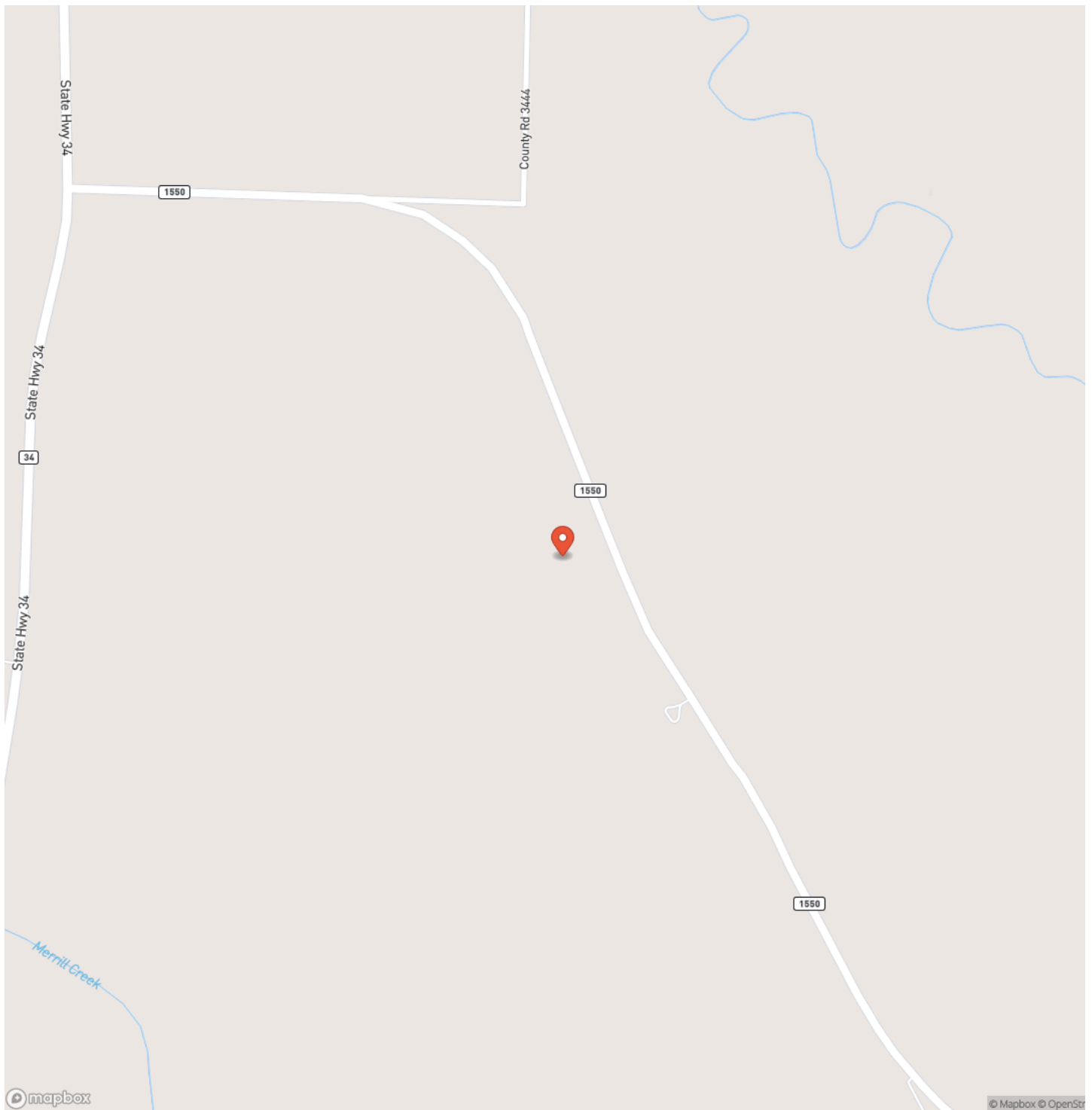
### **PROPERTY DESCRIPTION**

Positioned just south of Honey Grove along County Road 3444, this 11.91+/- acre tract sits directly in the path of growth surrounding Lake Ralph Hall, one of Texas' most anticipated new recreational lakes, currently under construction on the North Sulphur River and projected to cover nearly 7,600+/- surface acres upon completion. The back of the property overlooks the future lake footprint, giving the tract genuine long-term investment appeal as the surrounding corridor continues to develop. With approximately 0.17+/- miles of paved frontage along CR 3444, utilities available at the road, and gentle open topography, this is exactly the type of clean, versatile small-acreage tract that's growing increasingly difficult to find in North Texas. Currently ag exempt with minimal carrying costs, the property offers multiple paths forward, private homesite, weekend retreat, long-term investment hold, or future residential development. Planned zoning allows minimum 1/2 -acre lots, giving buyers real subdivision upside as demand around this lake continues to build. Future lake amenities include public boat ramps, fishing access, hiking and biking trails, and designated hunting opportunities, all of which are expected to drive sustained buyer interest from both investors and DFW-area buyers seeking recreational and residential land within reach of the Metroplex. Conveniently located approximately 90+/- miles northeast of Dallas, 6+/- miles south of Honey Grove, and 16+/- miles east of Bonham, this tract offers a combination of paved access, utilities, subdivision potential, lake-view positioning, and DFW proximity. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016) . 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.

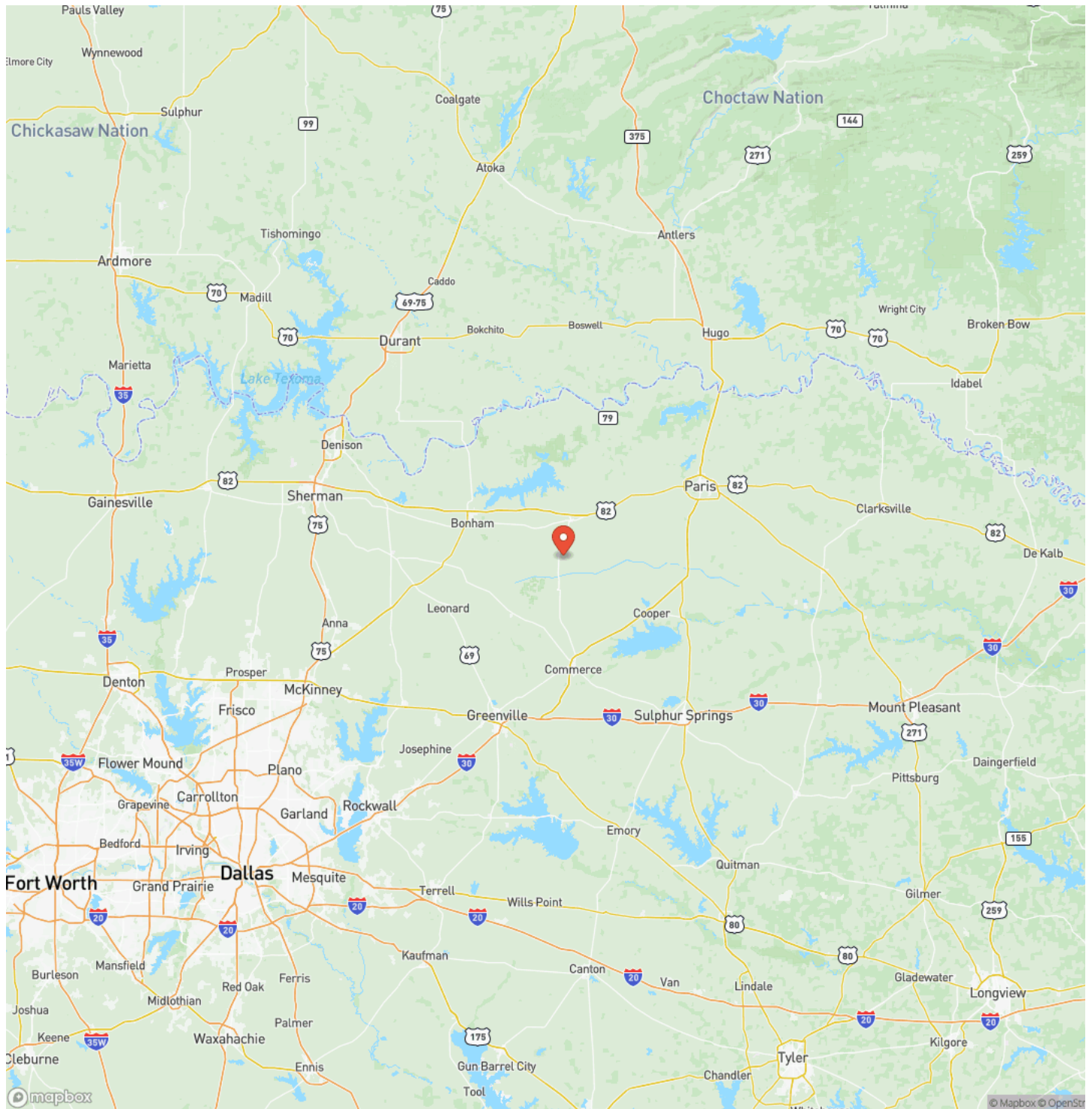
Lake Ralph Hall Tract  
Honey Grove, TX / Fannin County



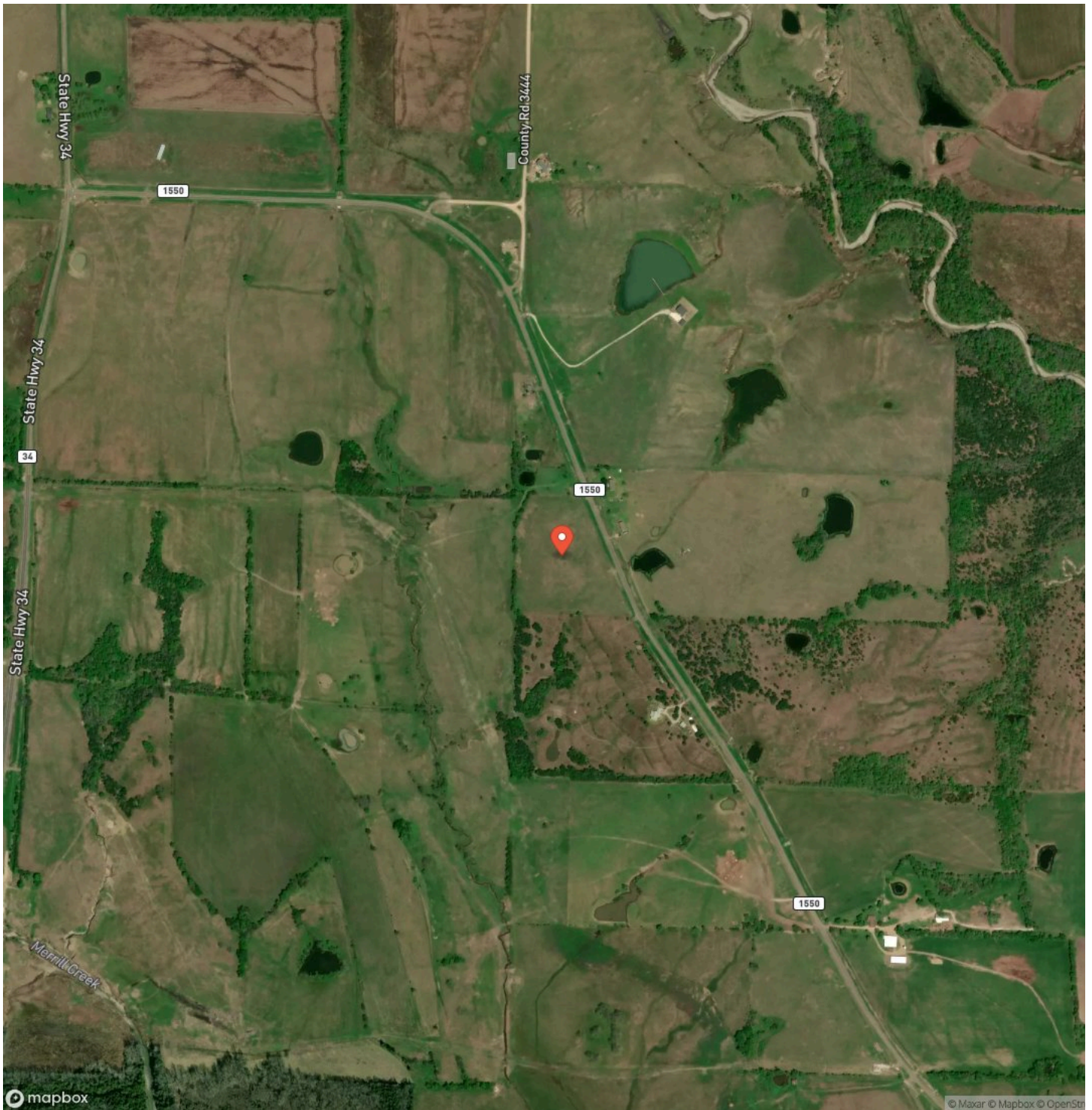
## Locator Map



# Locator Map



## Satellite Map







## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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