

**Tract 1 Dry Fork Creek Farm**  
**FM 2245**  
**Ivanhoe, TX 75447**

**\$170,000**  
**12,500± Acres**  
**Fannin County**



**Tract 1 Dry Fork Creek Farm**  
**Ivanhoe, TX / Fannin County**

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**SUMMARY**

**Address**

FM 2245

**City, State Zip**

Ivanhoe, TX 75447

**County**

Fannin County

**Type**

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

**Latitude / Longitude**

33.759411 / -96.110178

**Acreage**

12.500

**Price**

\$170,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-1-dry-fork-creek-farm-fannin-texas/78314/>



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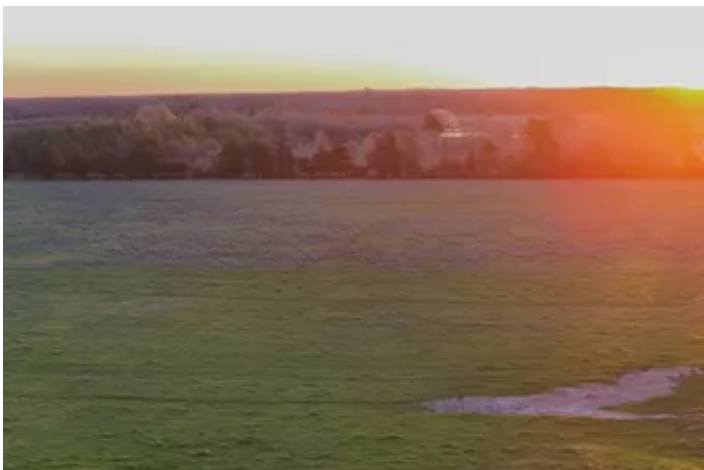
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**PROPERTY DESCRIPTION**

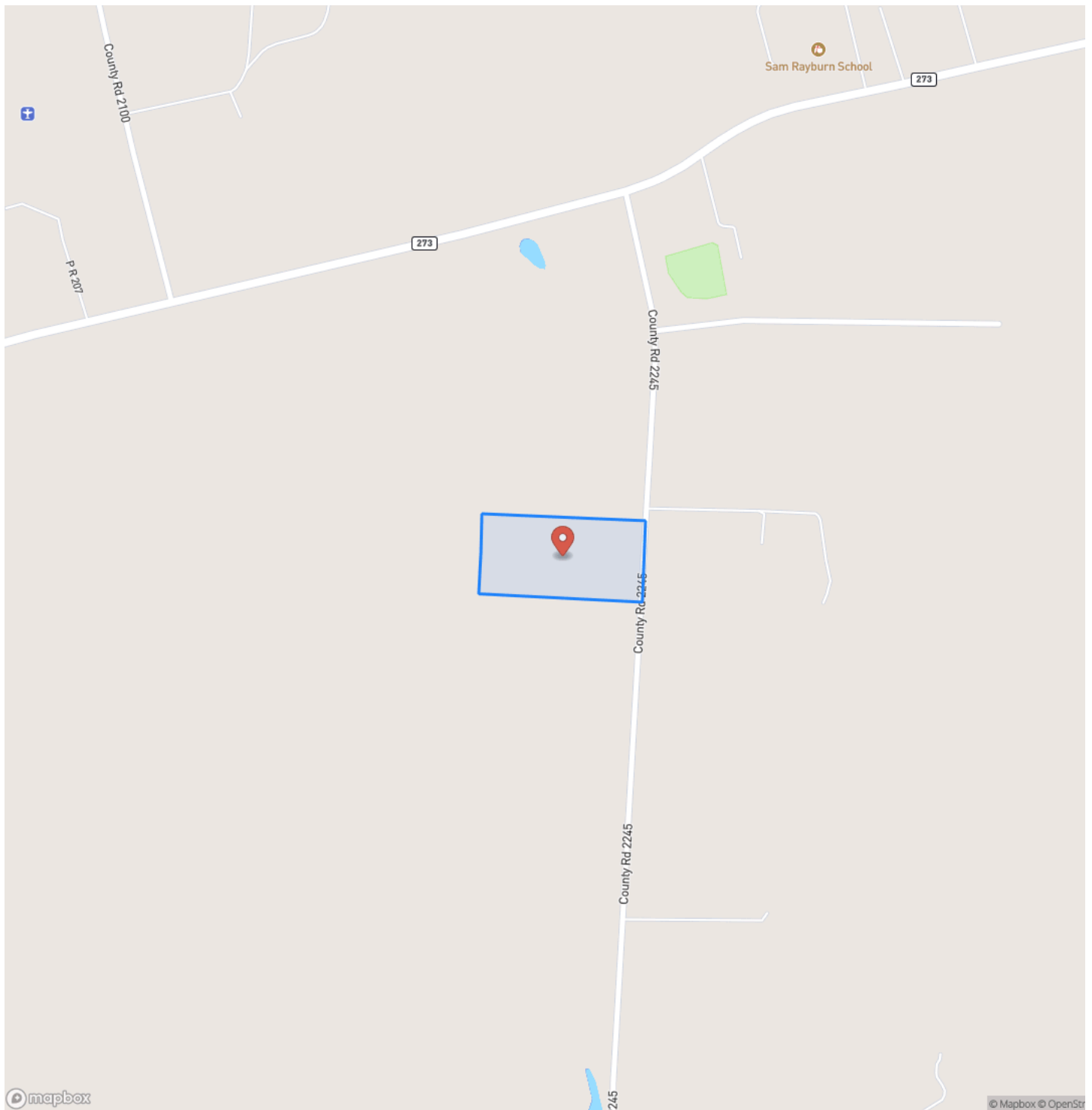
PRICE REDUCED!! If you are dreaming of wide-open spaces to escape to the country, look no further. Tract 1 of the Dry Fork Creek Farm offers 12.5 +/- acres of beautiful green pasture. Bring your building plans and create your dream home with plenty of room for your kids to play and livestock to roam. No restrictions and Ag exempt. Sam Rayburn High School is within walking distance! It is located 20 +/- minutes from Bonham, 15 +/- minutes from the new Bois D'Arc Lake, and 90 +/- minutes from Dallas. 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).



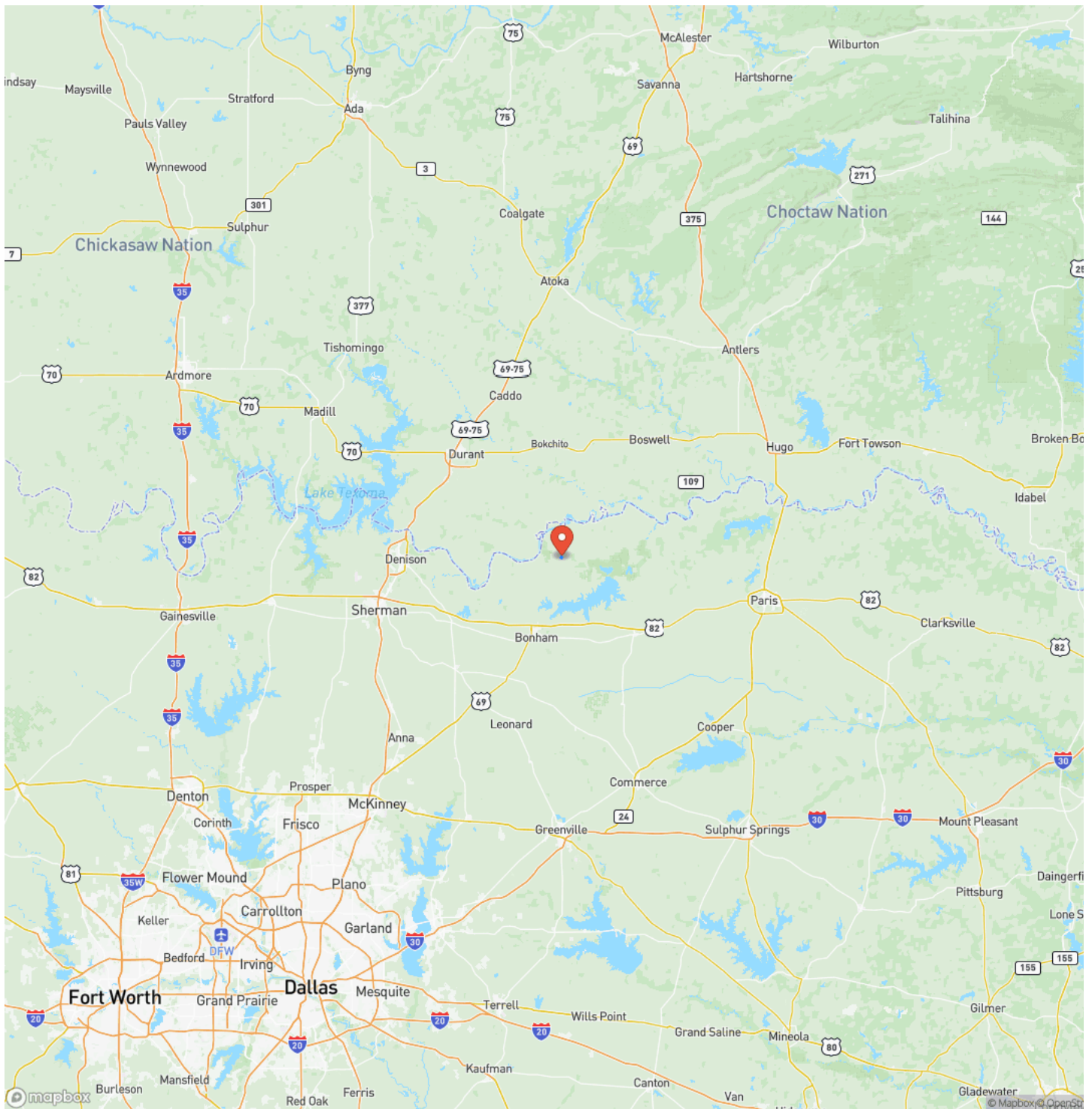
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## Locator Map



## Locator Map





## Satellite Map



**Tract 1 Dry Fork Creek Farm  
Ivanhoe, 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





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**[www.arrowheadlandcompany.com](http://www.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.

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