

**Perfect Lake Possum Kingdom, Stephens
County hideaway on 232.6 secluded acres**
TBD CR 297
Graham, TX

\$875,000
232.600 +/- acres
Stephens County



**MOSSY OAK PROPERTIES
OF TEXAS**

Page 1

MORE INFO ONLINE:

MoreofTexas.com

Perfect Lake Possum Kingdom, Stephens County hideaway on 232.6 secluded acres Graham, TX / Stephens County

SUMMARY

Address

TBD CR 297

City, State Zip

Graham, TX

County

Stephens County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.8946 / -98.6261

Acreage

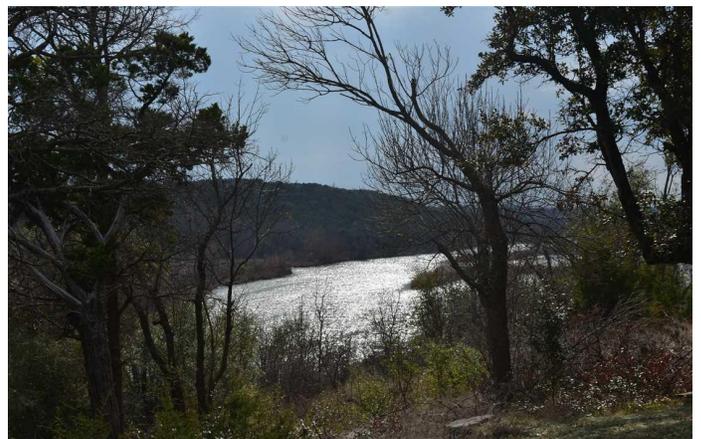
232.600

Price

\$875,000

Property Website

<https://moreoftexas.com/detail/perfect-lake-possum-kingdom-stephens-county-hideaway-on-232-6-secluded-acres-stephens-texas/7761/>



**MOSSY OAK PROPERTIES
OF TEXAS**

Perfect Lake Possum Kingdom, Stephens County hideaway on 232.6 secluded acres Graham, TX / Stephens County

PROPERTY DESCRIPTION

Nestled in the NW corner of Prestigious Lake Possum Kingdom, in Stephens County is this rolling getaway! Complete with oaks, rolling terrain, lake cabin, waterfront, wildlife and of course excellent fishing, Cedar Creek has so much to offer! The opportunities and fun are endless whether its water you seek or whitetail chasing is your game , or golf at The Cliffs, Cedar Creek won't disappoint. With just over 232 acres of contiguous acres, Cedar Creek Ranch has everything needed for outdoors. Cedar Creek, Veal Creek, and PK merge in front of this property. Rarely does a property of this size become available on Lake Possum Kingdom, don't miss the chance to own.

Location: NW Lake Possum Kingdom, Stephens County

Dallas: 118 miles

Abilene: 91 miles

Wichita Falls: 60 miles

Survey: Yes, new survey attached in documents with field notes

Water: Lake PK, Cedar Creek, Veale Creek and stock tank

Utilities: Electric and water

Wildlife: Fishing, Whitetail, turkey, hogs, waterfowl

Vegetation: Native, Oaks, Mesquite, Cedar

Terrain: Rolling

Soils: Clay, Sandy Loam

Improvements: 2400 sq ft lake cabin with deck(modular home), storage shed for cabin, 50 x 50 shop, pens

Current Use: Weekend hideaway(recent yrs: property is in a trust and has had limited use)

Potential Use: Second Home, Permanent Residence, Hunting, fishing etc.



Fencing: Good to Excellent

Access: Hwy 148 and CR 297(good gravel road)

Easements: CR 297

Showings: By appointment only, Listing agent must be present.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**Perfect Lake Possum Kingdom, Stephens County hideaway on 232.6 secluded acres
Graham, TX / Stephens County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

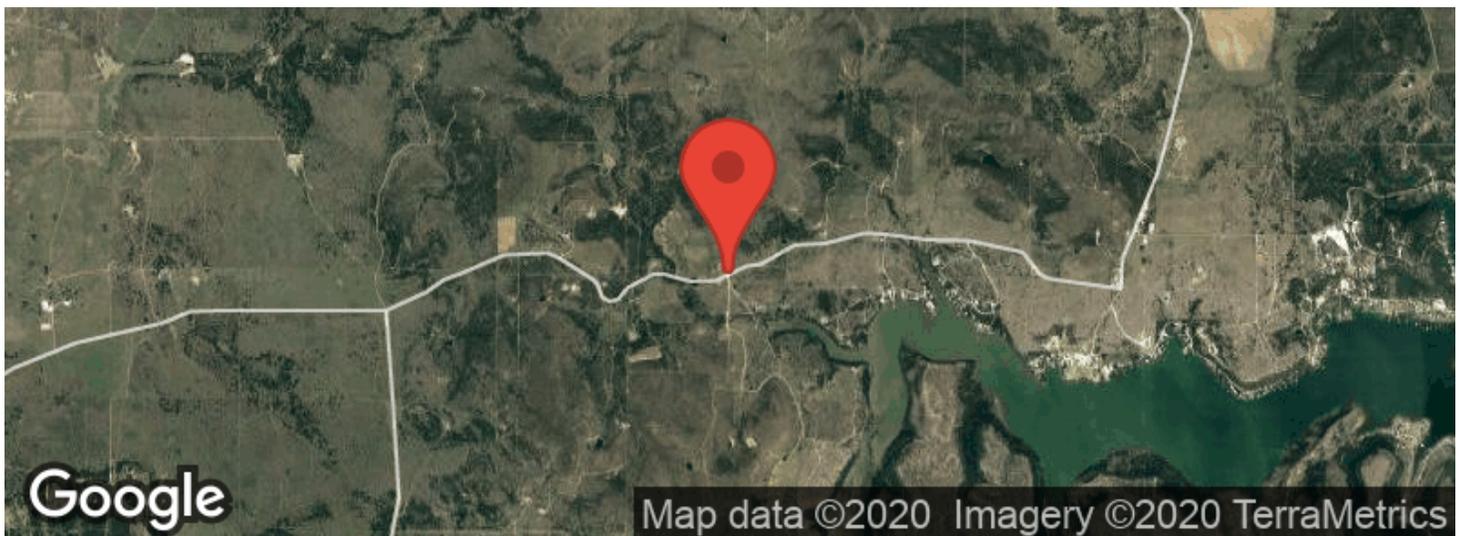
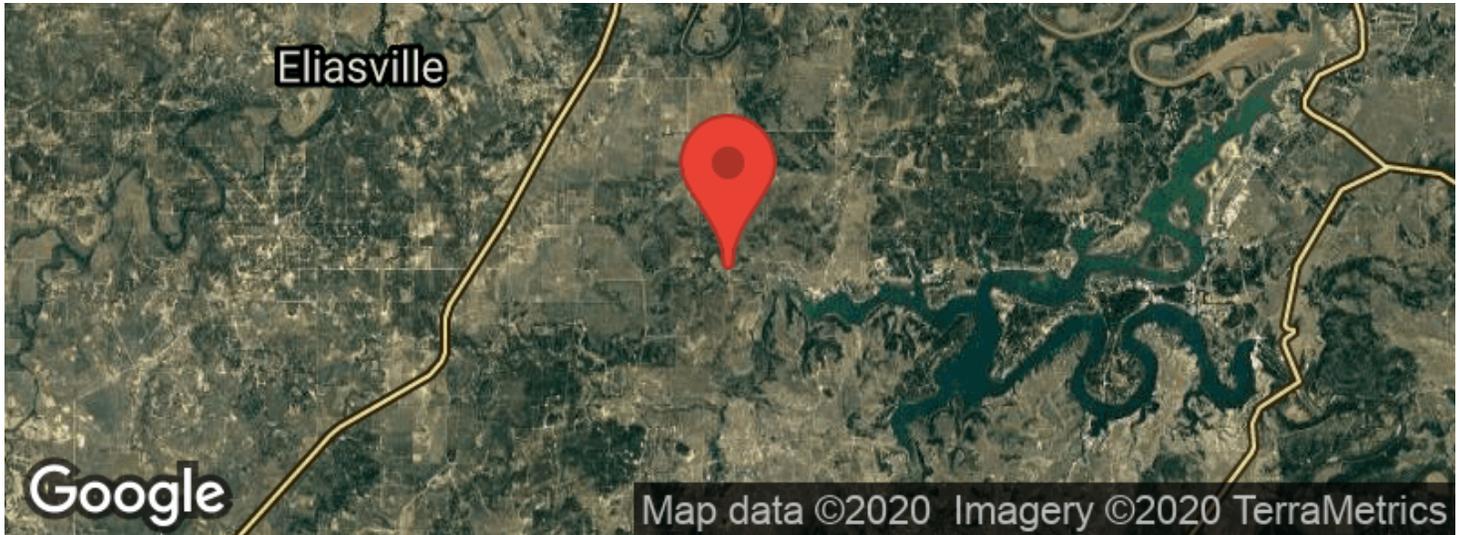
Perfect Lake Possum Kingdom, Stephens County hideaway on 232.6 secluded acres
Graham, TX / Stephens County

Locator Maps



Perfect Lake Possum Kingdom, Stephens County hideaway on 232.6 secluded acres
Graham, TX / Stephens County

Aerial Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Perfect Lake Possum Kingdom, Stephens County hideaway on 232.6 secluded acres
Graham, TX / Stephens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Mclemore

Mobile

(940) 781-8475

Email

mmclemore@mossyoakproperties.com

Address

111

City / State / Zip

Archer City, TX, 76351

NOTES



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.



Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com