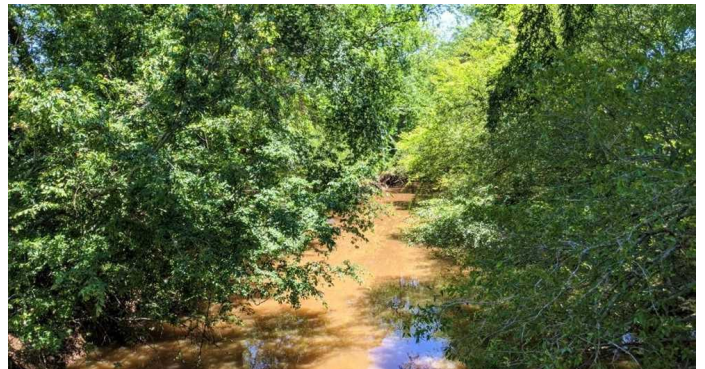
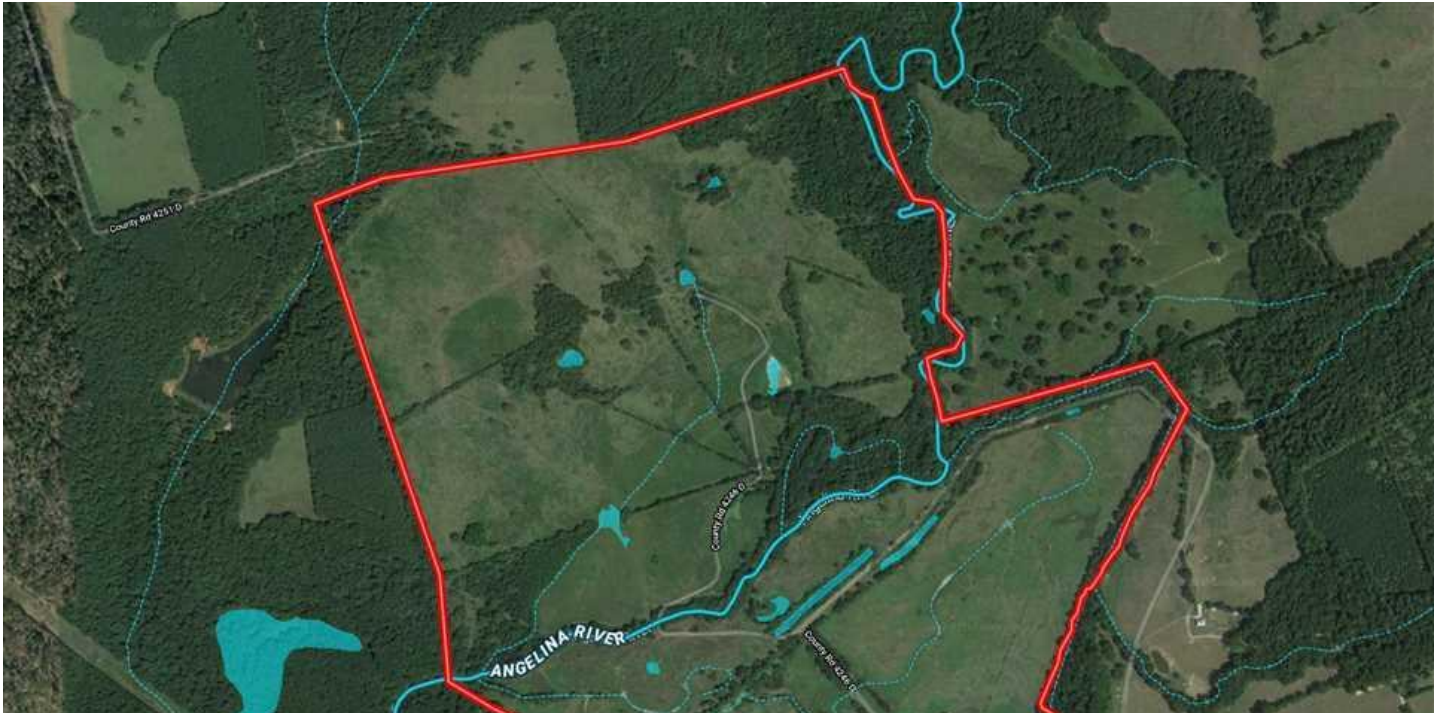


**547 Acre Active Cattle Ranch On The
Angelina River With Fabulous Duck &
Deer Hunting**
13700 Hwy 84
Cushing, TX 75760

\$1,900,000
547.390 +/- acres
Rusk County



547 Acre Active Cattle Ranch On The Angelina River With Fabulous Duck & Deer Hunting Cushing, TX / Rusk County

SUMMARY

Address

13700 Hwy 84

City, State Zip

Cushing, TX 75760

County

Rusk County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

31.8840 / -94.9032

Acreage

547.390

Price

\$1,900,000

Property Website

<https://moreoftexas.com/detail/547-acre-active-cattle-ranch-on-the-angelina-river-with-fabulous-duck-&-deer-hunting-rusk-texas/8295/>



**MOSSY OAK PROPERTIES
OF TEXAS**

547 Acre Active Cattle Ranch On The Angelina River With Fabulous Duck & Deer Hunting Cushing, TX / Rusk County

PROPERTY DESCRIPTION

547 Acre Active Cattle Ranch on the Angelina River with some of the best Duck hunting in East Texas. Abundant Deer hunting with numerous feeders. 2100 SF ranch brick home with 4/3/2 car carport and metal roof. Two water wells, 4 electric meters for home, shop, dairy, and RV hookup area. 5000 SF shop with additional 25 x 100 overhang. Long waterfront on the Angelina River with newer installed bridge to access both sides of the river. Active cattle ranch with 200 +- cows that bring in approximate \$80,000 annual income, per owner. Old dairy barn not in use. Gehl 6635 SXT skid loader and Kabota tractor are also available for sale. Incredible views, 3 active springs, fenced, cross-fenced, numerous ponds/water features throughout property. Call today for your showing!

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors ,LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given us. All property is subject to change, withdrawal, or prior sale. Buyers' agent must be identified on first contact with Broker and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors, LLC.

mixed use residential, recreational, ranchland 547 acre property Cushing, TX 75760 Rusk County hog turkey waterfowl whitetail deer freshwater fishing ATV trails hiking trails 5000 SF Shop + Dairy Bld road frontage



547 Acre Active Cattle Ranch On The Angelina River With Fabulous Duck & Deer Hunting Cushing, TX / Rusk County

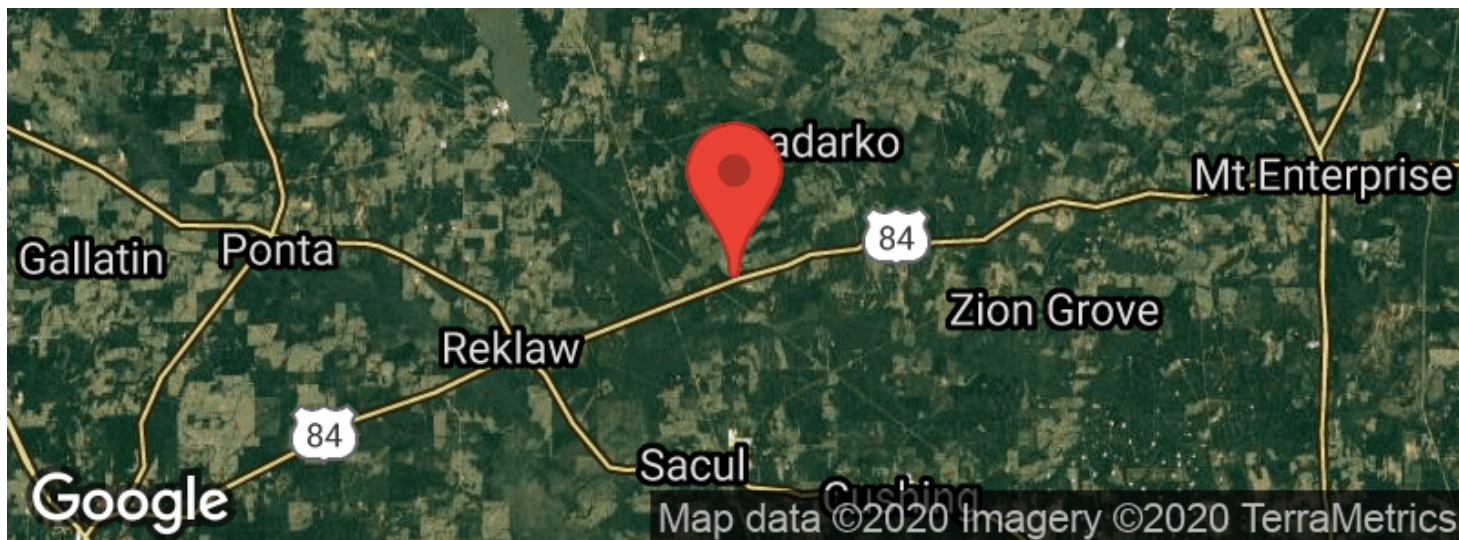


**MOSSY OAK PROPERTIES
OF TEXAS**

Locator Maps



Aerial Maps



547 Acre Active Cattle Ranch On The Angelina River With Fabulous Duck & Deer Hunting
Cushing, TX / Rusk County

LISTING REPRESENTATIVE

For more information contact:



Representative

Susan Brock

Mobile

(903) 571-6772

Email

sbrock@mossyoakproperties.com

Address

518 Tyler Street

City / State / Zip

Jacksonville, TX, 75766

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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.



Mossy Oak Properties of Texas
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**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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