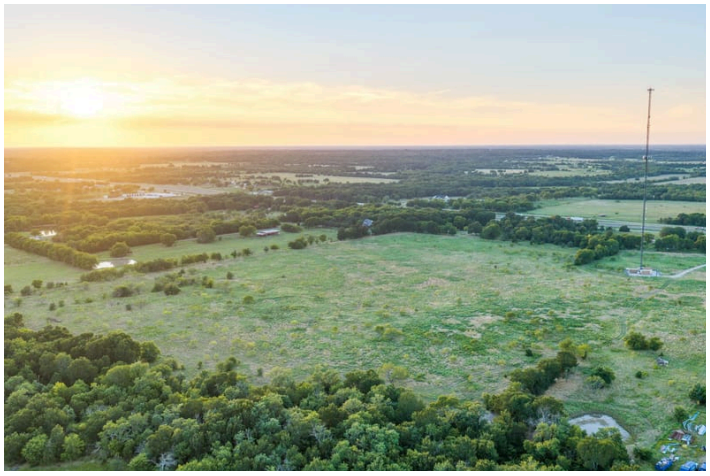
I-30 Frontage Farm
5715 E I-30
Campbell, TX 75422

$2,079,700
59.42± Acres
Hunt County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
5715 E I-30

City, State Zip
Campbell, TX 75422

County
Hunt County

Type
Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
33.1311 / -95.9272

Acreage
59.42

Price
$2,079,700

Property Website
arrowheadlandcompany.com







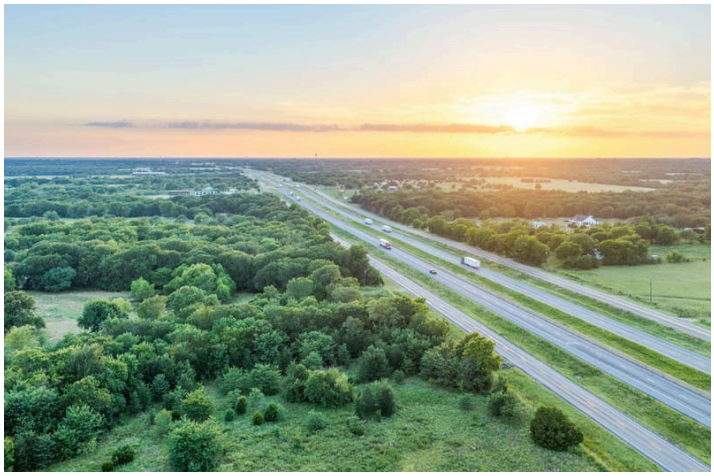
PROPERTY DESCRIPTION

Introducing the I-30 Frontage Farm, a truly great Central Texas investment and homesite property! This 59.42 acre tract in eastern Hunt County offers an outstanding combination of productive pasture and future potential! With approximately 0.15 miles of I-30 road frontage, the property offers excellent year-round access, making it easy to move equipment in and out. The property features gently rolling, mostly open pasture with scattered hardwoods that provide natural shade while making the land well suited for livestock, hay production, a future homesite, or investment. It also includes a seasonal creek and pond providing water for livestock and wildlife. Whitetail deer and small game call the land home, providing the opportunity for hunting and enjoying the outdoors. The farm is currently ag exempt, helping keep ownership costs low. Electricity is already on the property and a water line runs along the road frontage, making future improvements convenient. The farm is located just 8 miles from Commerce, 10 miles from Greenville, 20 miles from Sulphur Springs, and approximately 55 miles from Dallas. Whether you're looking for a place to build, expand your agricultural operation, or invest in a growing area along the I-30 corridor, this property offers the versatility and location to make it a great opportunity! All showings are by appointment only. For more information or to schedule a private showing, please contact Joe Marzahl at (469) 596-9016 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

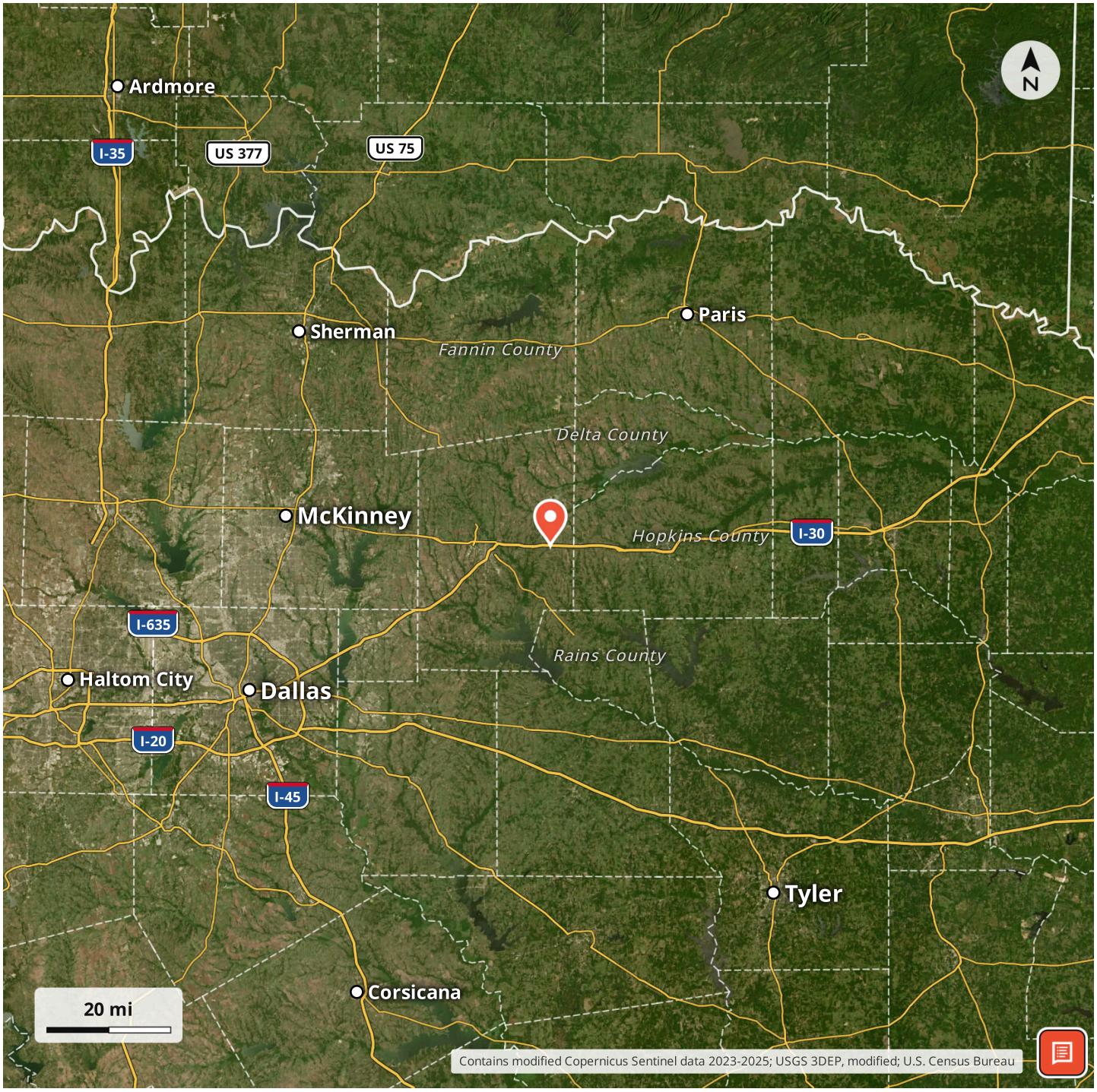
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.








Regional Map



Locator Map

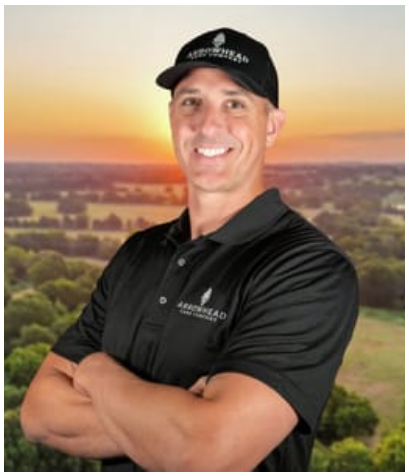

N
US Hwy 67
I-30 E
Gate
Co Rd 3201
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Joe Marzahl

Mobile
(469) 596-9016

Office
(833) 873-2452

Email
joe.marzahl@arrowheadlandcompany.com

City / State / Zip
Dallas, TX 75248

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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