

Gum Springs Retreat
1729 County Road 2225
Douglassville, TX 75560

\$249,999
18± Acres
Cass County



Gum Springs Retreat
Douglassville, TX / Cass County

SUMMARY

Address

1729 County Road 2225

City, State Zip

Douglassville, TX 75560

County

Cass County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Horse Property

Latitude / Longitude

33.150651 / -94.336486

Taxes (Annually)

685

Dwelling Square Feet

1280

Bedrooms / Bathrooms

2 / 1

Acreage

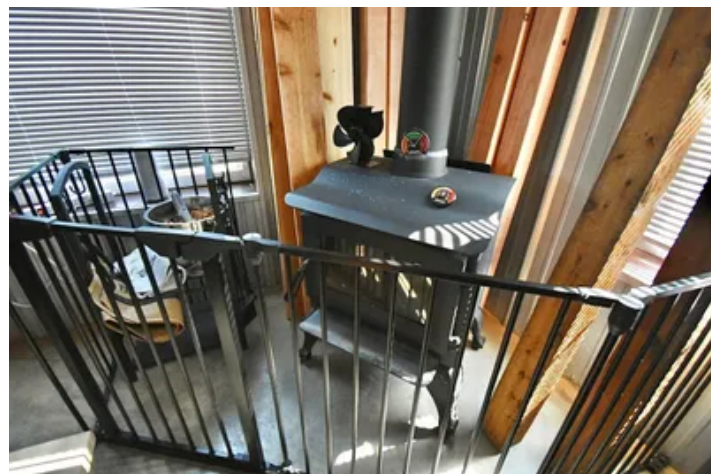
18

Price

\$249,999

Property Website

<https://www.mossyoakproperties.com/property/gum-springs-retreat-cass-texas/89024/>



PROPERTY DESCRIPTION

18 Acres and shop house-A nature lover's dream near Wright Patman Lake and O'Farrell Country Vineyards. A retreat nestled atop a hill with breathtaking sunset views, this property offers comfort, functionality, and outdoor adventure. This 3 year old 2 bed/1 bath cabin features a spacious open-concept family room with a wood-burning stove, ideal for relaxing after a day outdoors, while central heat and air ensure year-round comfort. Enjoy watching deer, turkey, rabbits, and other wildlife from the comfort of your front porch-you can even hunt from it!.... With Wright Patman Lake less than 10 minutes away and ducks flying overhead, this is a sportsman's paradise. The land includes hay meadows, mature trees, and abundant wildlife.....Additional features include: A storage building, a tractor shed, and a 12" roll up door on the cabin that's ready to be converted back into a shop when you build your dream home on-site.....Whether you're looking for a weekend getaway, hunting property, or a place to build your forever home, this property has it all. Don't miss this opportunity to own your own slice of East Texas heaven.

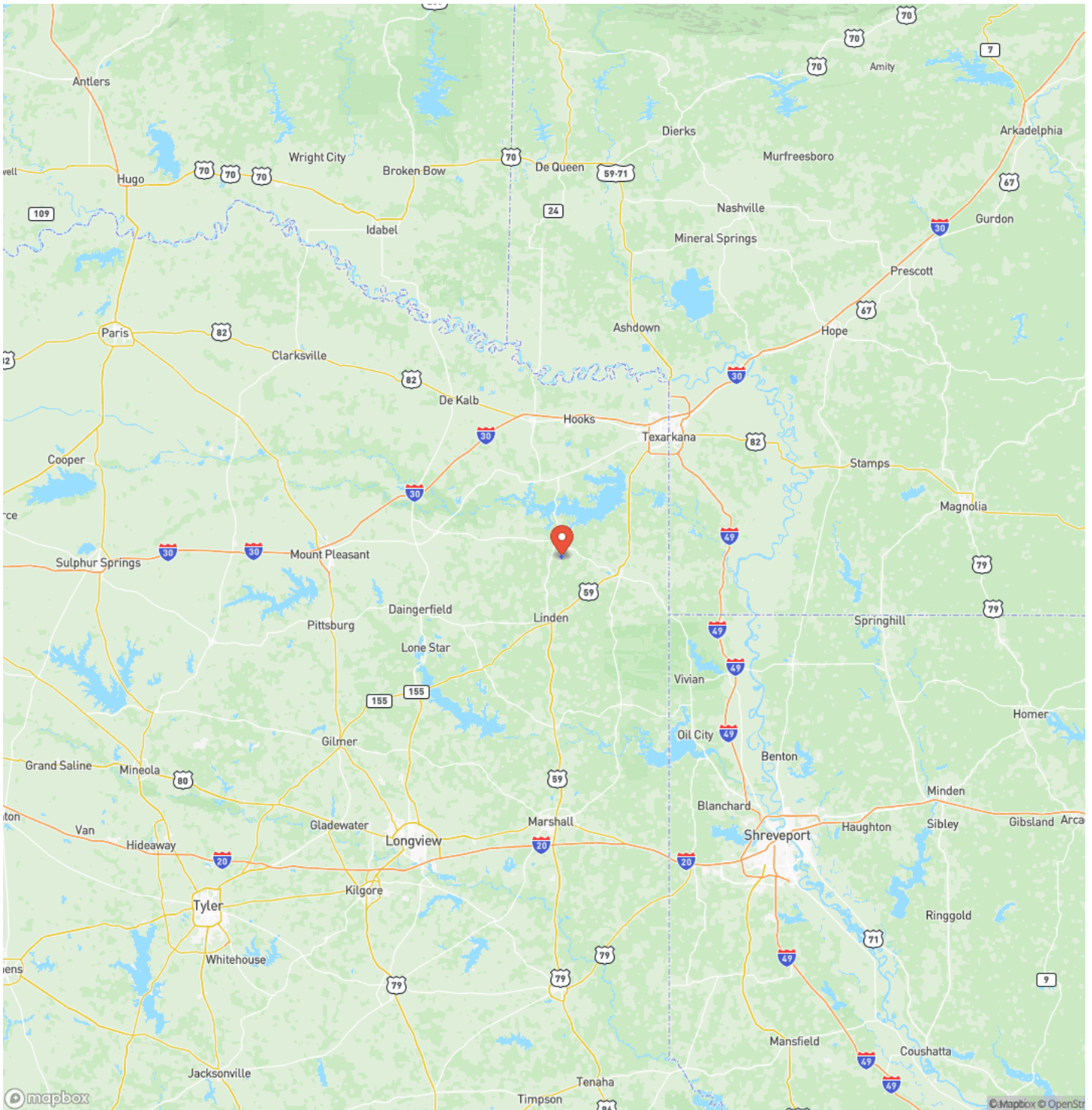
Gum Springs Retreat
Douglassville, TX / Cass County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Peggy Speer

Mobile

(903) 277-8203

Office

(870) 807-6731

Email

pspeer@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
MossyOakProperties.com

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Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
MossyOakProperties.com

