

402 SE CR 3110, Corsicana, TX 75109  
402 SE County Road 3110  
Corsicana, TX 75109

**\$1,200,000**  
60± Acres  
Navarro County



**402 SE CR 3110, Corsicana, TX 75109**  
**Corsicana, TX / Navarro County**

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### **SUMMARY**

**Address**

402 SE County Road 3110

**City, State Zip**

Corsicana, TX 75109

**County**

Navarro County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

32.011502 / -96.279799

**Acreage**

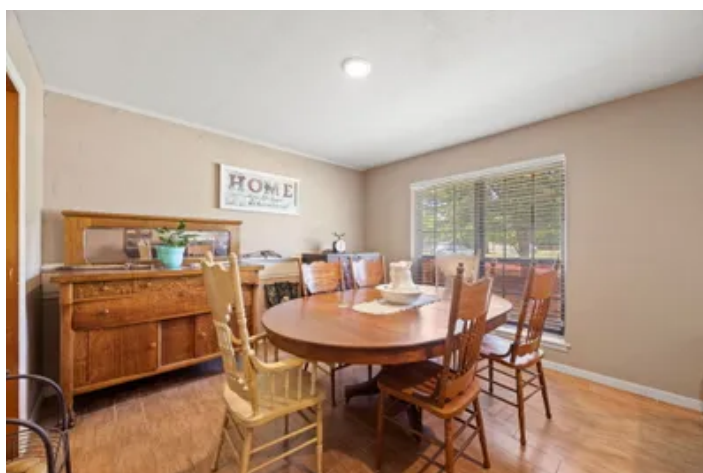
60

**Price**

\$1,200,000

**Property Website**

<https://ranchmanproperties.com/detail/402-se-cr-3110-corsicana-tx-75109-navarro-texas/80570/>





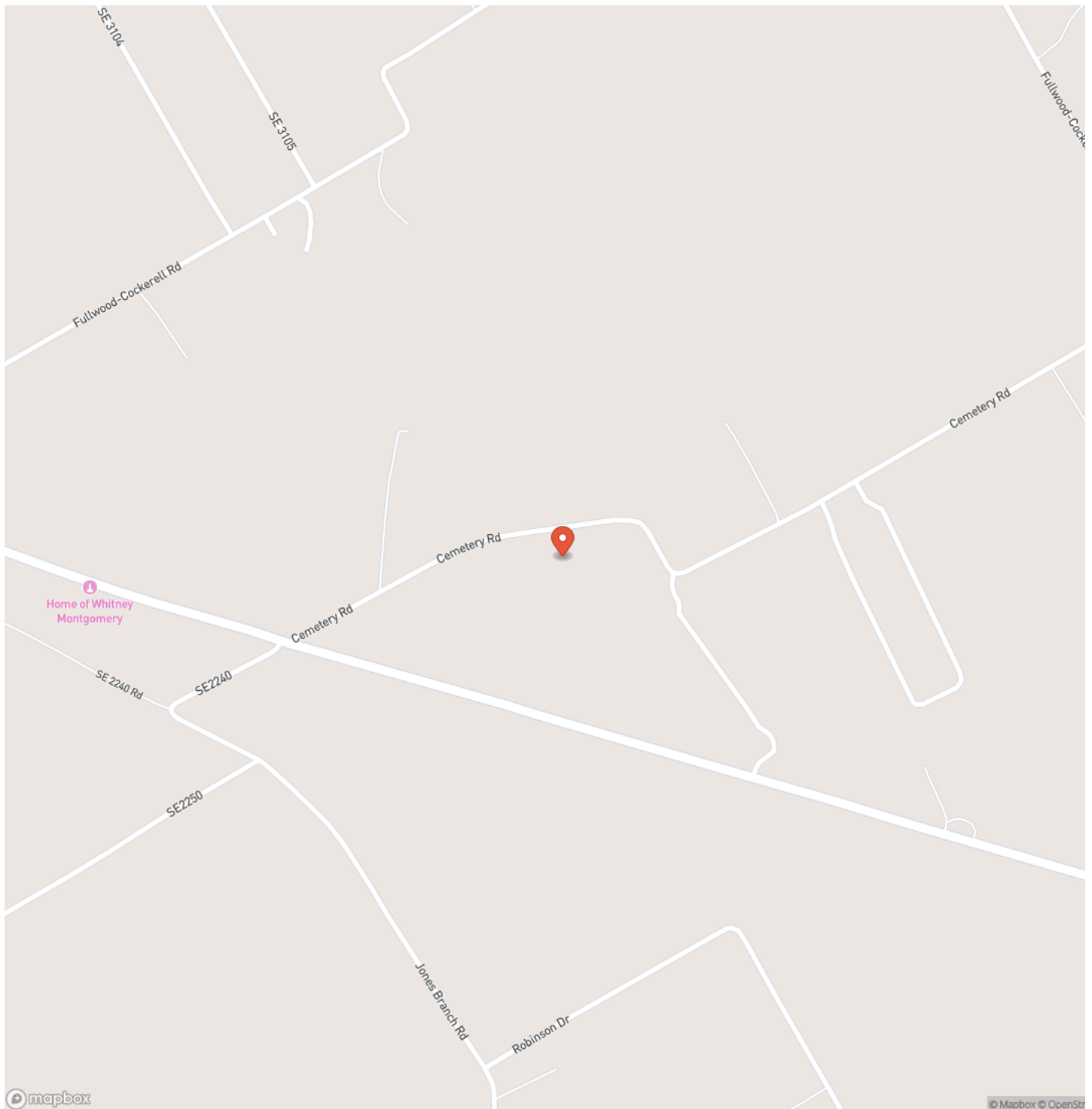
**PROPERTY DESCRIPTION**

Welcome to your dream country property! This beautiful 4-bedroom, 2.5-bath home offers over 2,750 sq ft of living space, set on 60 rolling acres of fully fenced pasture with excellent grass, ideal for cattle. The home features a warm and inviting interior with a cozy fireplace, spacious living areas, and a private primary suite with ensuite bath. Designed for comfort and outdoor enjoyment, the property includes a covered outdoor kitchen, an aerated pond with a dock, and multiple stocked ponds perfect for fishing or relaxing. It's fully equipped for ranching with good fencing, working pens, a squeeze chute, and two large insulated shops that provide versatile space for equipment, storage, or a workshop. A 4-car detached garage offers ample room for vehicles and tools. With over 3,100 feet of road frontage, this property offers outstanding accessibility and future potential. Whether you're looking for a working cattle operation, a family homestead, or a weekend getaway, this property is ready to meet your needs. The land is productive and well-maintained, offering ample space for livestock, hay production, or future expansion. Enjoy the peaceful views, abundant wildlife, and the freedom that comes with wide-open space. Located just a short drive from town, it offers the perfect balance of seclusion and convenience. This is the kind of place that rarely hits the market—and when it does, it doesn't last long. Schedule your private tour today! Owner is willing to sell the house and 5 acres. Please contact agent for more details.

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## Locator Map





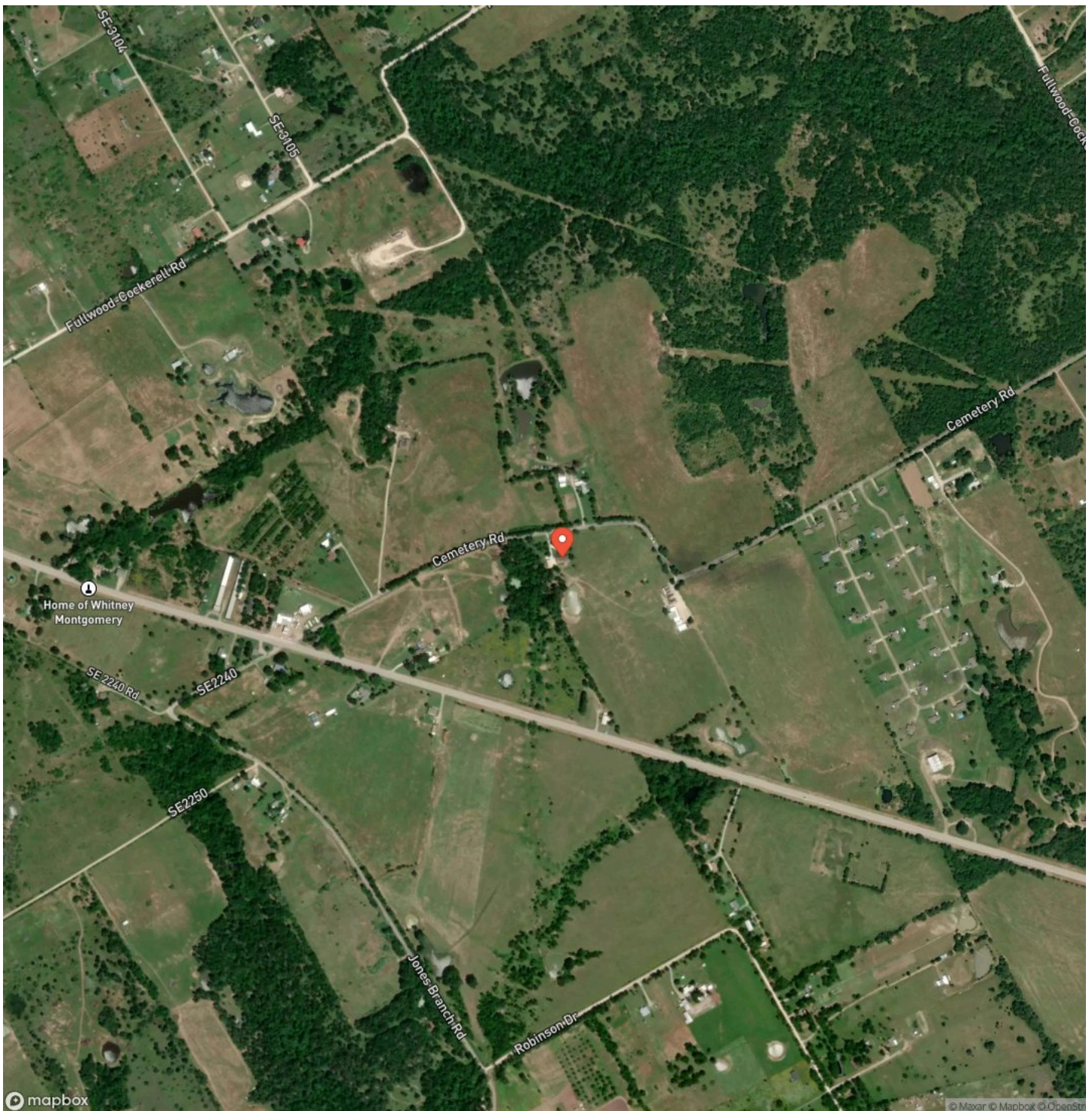
## Corsicana, TX / Navarro County

This map of Texas displays a network of major highways and urban centers. A red location pin is positioned in the central region, near the intersection of Interstate 45 (I-45) and Interstate 35 (I-35), close to the city of Corsicana. The map also shows other significant cities such as Fort Worth, Dallas, Waco, and Austin, along with various state and federal roads. The terrain is depicted with green areas for land and blue for water bodies.





## Satellite Map



**402 SE CR 3110, Corsicana, TX 75109**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Willie Brown

## Mobile

(830) 263-8340

## Email

willie@ranchmanproperties.com

**Address**

City / State / Zip

## NOTES

This image shows a single 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.



## 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.



**MORE INFO ONLINE:**  
**RanchmanProperties.com**

## **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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