

Savoy 225
FM 1752
Savoy, TX 75479

\$2,483,470
225.77± Acres
Fannin County



Savoy 225
Savoy, TX / Fannin County

SUMMARY

Address

FM 1752

City, State Zip

Savoy, TX 75479

County

Fannin County

Type

Recreational Land

Latitude / Longitude

33.57315 / -96.3633

Acreage

225.77

Price

\$2,483,470

Property Website

<https://www.mockranches.com/property/savoy-225-fannin-texas/104469/>



PROPERTY DESCRIPTION

Huge PRICE Reduction!! Escape to Your Own Private Retreat — 225 Acres in Savoy, Texas

This is the perfect recreational retreat in the heart of North Texas. This breathtaking 225-acre property in Savoy, TX offers an unmatched combination of natural beauty, outdoor adventure, and unbeatable accessibility — just 65 minutes from Downtown Dallas.

At the centerpiece of this remarkable tract sits a stunning conservation lake, filled with fish and surrounded by gently rolling hills, lush beautiful grasses, and mature trees that paint a picture-perfect landscape in every direction. Whether you're casting a line at sunrise, exploring miles of walking and ATV trails, or simply soaking in the peaceful solitude of wide-open Texas land, this property delivers an experience unlike any other.

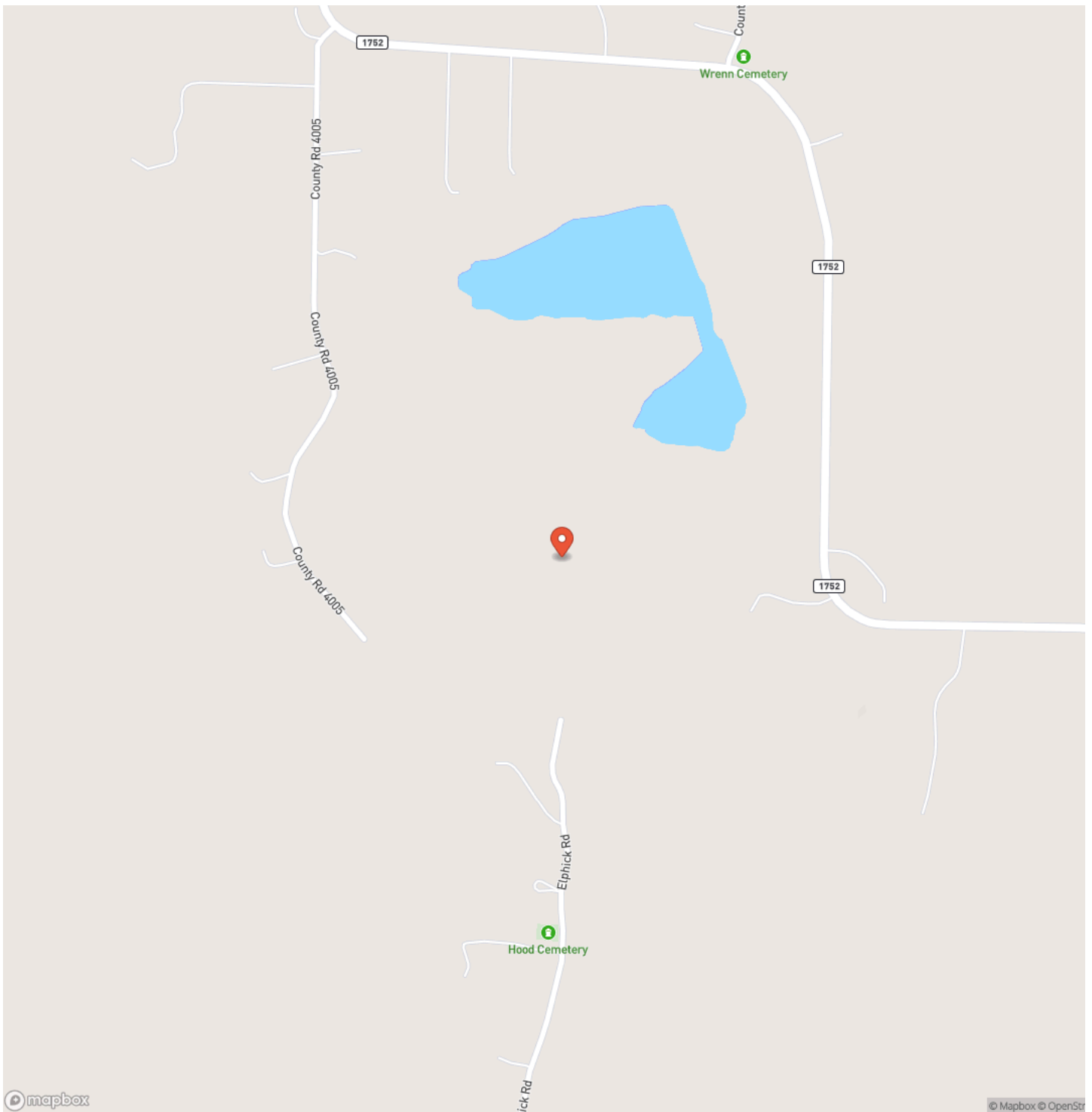
Property Highlights:

- 225 acres of pristine recreational land
 - Conservation lake with excellent fishing
 - Gently sloped, scenic terrain with beautiful native grasses
 - Established walking and ATV trail system
 - County road access for convenient entry
 - Just 65 minutes from Downtown Dallas
- c 25 Minutes to Sherman/ 45 Minutes to Choctaw Casino Durant, Oklahoma

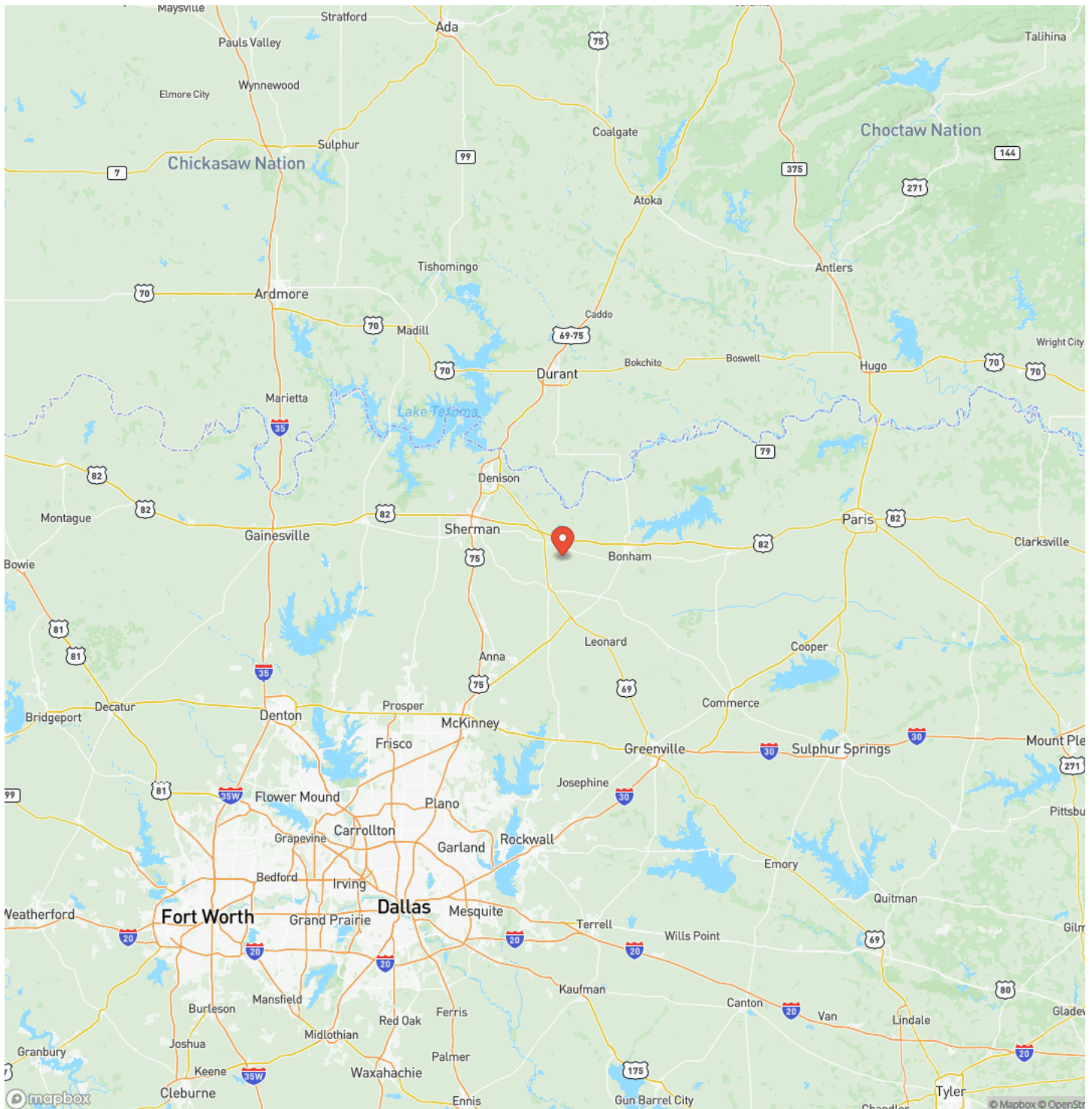
Whether you're dreaming of a private hunting and fishing retreat, a family legacy property, or a weekend getaway to recharge away from the city, this rare North Texas gem checks every box. Properties of this caliber don't come to market often — come see it for yourself.



Locator Map



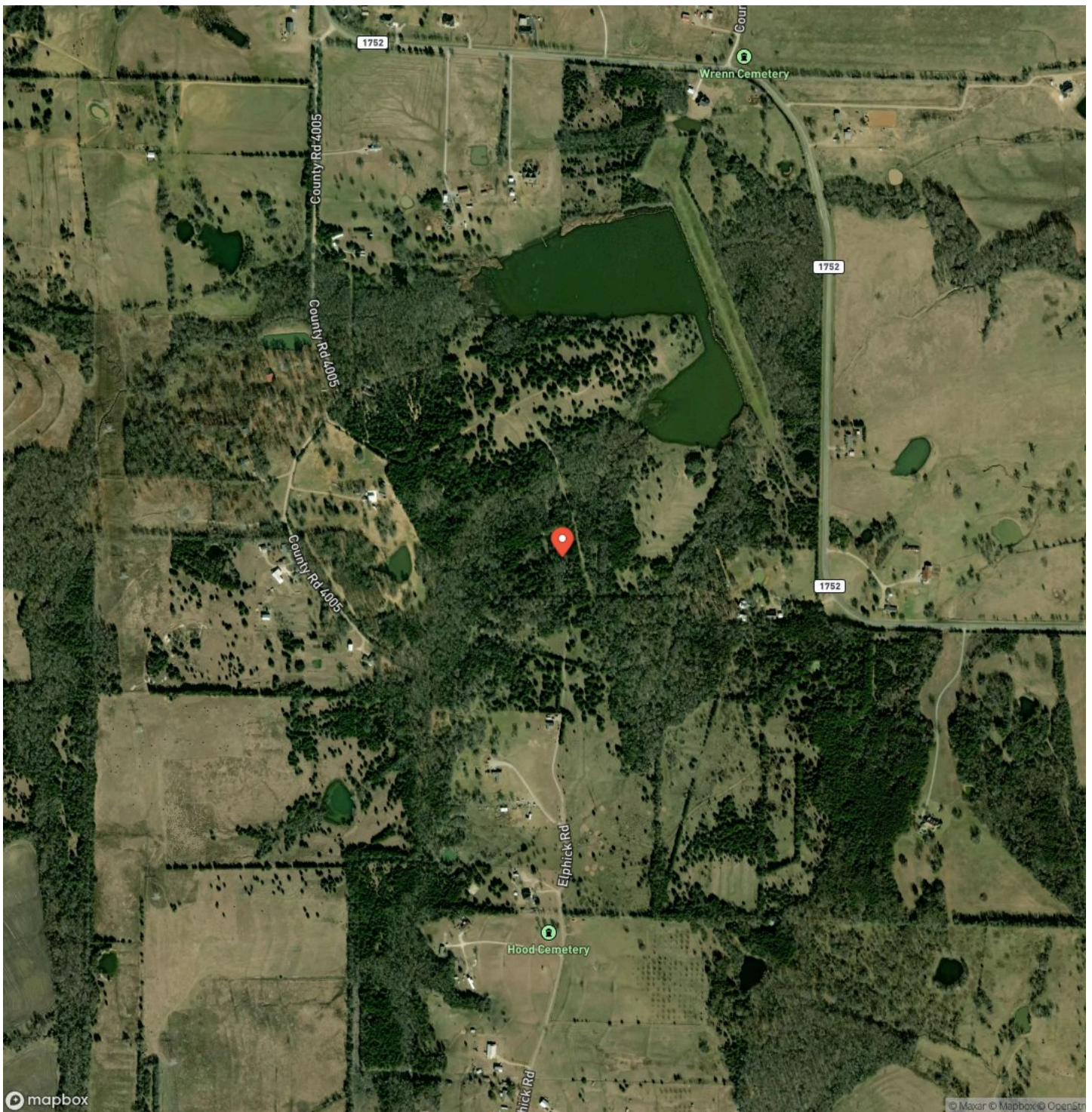
Locator Map



MORE INFO ONLINE:

<https://www.mockranches.com/>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dusty Harvard

Mobile

(307) 313-2755

Email

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Address

City / State / Zip

Stephenville, TX 76401

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.

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.

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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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