
Lake Access Property In Arrowhead Subdivision

6+/- Acres | Navarro County, TX | Listed at \$199,000

Call For Offers: 07/30-08/27



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6+/- Acres | Navarro County, TX

Overview

Discover one of the few remaining large tracts in the highly sought-after Arrowhead Subdivision on Richland Chambers Lake. This beautiful 6-acre property is blanketed with mature trees and offers a peaceful, private setting with convenient access to the lake. Whether you're planning to build a weekend retreat or a permanent residence, this scenic lot provides the perfect canvas in one of the premier communities on Richland Chambers.



Location:

This prime location is just 65 miles from downtown Dallas, offering the perfect retreat for both weekend getaways and extended stays. Only 10 miles from Corsicana Airport for convenient travel. Plus, minutes from Corsicana's charming dining, shopping, and art galleries.

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Arrowhead Community:

The Arrowhead community offers gated access, ensuring both privacy and security for residents. Enjoy exclusive use of a private boat ramp reserved for property owners. All homes must be site-built with a minimum of 2,000 square feet of heated and cooled living space. There are no time restrictions on when construction must begin. Underground co-op electricity and co-op water are available at the front of the property, making it easy to get started when you're ready to build.

HOA & Surveys:

The Arrowhead community requires a yearly \$500 fee per lot to help maintain and improve the community. There are 3 lots included in this property. Please see appendix A for surveys of each lot.

More information regarding HOA rules/deeds & restrictions are available upon request. Contact information is available on page 7.



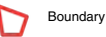
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Lake Richland Chambers:

Richland Chambers Lake is one of Texas's largest and most scenic reservoirs, offering over 41,000 acres of water and 330 miles of shoreline just 65 miles south of Dallas. Known for its excellent fishing—especially hybrid striped bass—this lake draws anglers year-round with its diverse fishery that also includes white bass, crappie, catfish, and largemouth bass. Boating, sailing, and water sports are popular thanks to its expansive layout, and multiple marinas like Oak Cove, Fisherman's Point, and Sunset Cove offer boat ramps, fuel, lakeside dining, and cabin or RV lodging. The area is also home to golf courses, lakefront campgrounds, and nearby attractions in Corsicana, making it an ideal spot for both weekend escapes and full-time lake living.







Boundary

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All offers must be submitted in writing by the end of the day on August 27, 2025. To be considered, offers should be prepared using either the TREC Farm & Ranch Contract or the Unimproved Property Contract. For questions, additional details, or to initiate the offer process, please reach out to one of the agents listed below.



Arlene Kirkland

Global Real Estate Advisor

akirkland@briggsfreeman.com

Mobile: (214) 477-7820



Tyler Thomas

Owner / Founder of TT Ranch Group

tyler@ttranchgroup.com

Mobile: (214) 718-2800



LOT 152

JOHN & WRENDA FREEMAN ICV
VOL. 2012, PG. 3352

TEL RISER

W/M

1/2"

certify
the

Ferrell

0' U/E

1/2" FIR

B



LOT 151

60' ROAD

T3

T4

T5

T6

60' ROAD

41' W 360.23'

LOT 148
MICHAEL & JUDY SHORE
, PG. 7519

(CALL N3124.38' W
N3123'

(CALL N60°55'
N60°48'55"E

282.69'

282.45'

FIR

NOTE: L.O.D.C. BASED
ON EAST LINE OF
LOT 135

CALLS

CALL S17°44'39"E 196.04'
CALL & ACTUAL
CALL S16°21'55"E 74.42'
CALL & ACTUAL
CALL S11°26'51"E 69.00'
CALL & ACTUAL
CALL S00°13'35"E 69.56'
CALL & ACTUAL
CALL S05°49'42"W 38.53'
CALL & ACTUAL
CALL S85°25'27"W 32.58'
CALL & ACTUAL
CALL S85°40'31"W 117.92'

TANGENT BEA

T1 S17°44'39"E 196.04'
T2 S16°21'55"E 74.42'
T3 S11°26'51"E 69.00'
T4 S00°13'35"E 69.56'
T5 S05°49'42"W 38.53'
T6 S85°25'27"W 32.58'
T7 S85°41'37"W 117.55'

SCALE: 1" = 100'
COUNTY: NAVARRO
ACREAGE: 2.08 AC

SURVEY: JOHN MASON A-526
DESCRIPTION: VOL. 7, PG. 193
SURVEYED FOR: MICHAEL SHORE
DRAWN BY: D.K. 004 FIELD TECH: K.W.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby
certify that the above survey plat and notes of even date represent
the results of an on the ground survey made under my direction and
supervision.
This the 13th Day of September, 2022.

LEGEND
I.C.V. = IRRIGATION CONTROL VALVE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/M = WATER METER
W/V = WATER VALVE
FIR = FOUND IRON ROD
SIR = SET IRON ROD
TEL. = TELEPHONE
A/C = AIR CONDITIONER
-X- = FENCE
-E- = POWERLINE

HEARN SURVEYING ASSOCIATES
FIRM NUMBER: 10019900

108 W TYLER ST
ATHENS, TX. 75751-2045
(903) 675-2858

