

Cotton Plant
TBD Fm 207
Caddo, TX 76429

\$225,000
55.950 +/- acres
Stephens County



Cotton Plant
Caddo, TX / Stephens County

SUMMARY

Address

TBD Fm 207

City, State Zip

Caddo, TX 76429

County

Stephens County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.64510378880311 / -98.77295118439335

Acreage

55.950

Price

\$225,000

Property Website

<https://cfrolld.realstackweb.com/detail/cotton-plant-stephens-texas/25537>



PROPERTY DESCRIPTION

Established during the 1870s was a small community historically known as Cotton Plant; today, it is more commonly known as Necessity, Texas. During the height of the early 1900's oil boom, the population of this small town exploded to over 20,000 people, with multiple residences, businesses, and two banks gracing this parcel of land. By 1930 the people of this community started to dwindle dramatically to its current population of ten people. Located on this 55.95-acre property are the remains of one bank, with the concrete reinforced vault still standing among a thicket of mesquite trees. Most of this property features cultivation with a shallow draw that runs north and south through the parcel. Along CR 145 is a patch of woods with a small seasonal tank. This farm is highly tillable with excellent soils that have been well cared for and are in a good state of productivity.

Agent's Comments -- Cotton Plant is a great location to build a home with views of neighboring hills with lots of paved road frontage. There is potential to create a perfect body of water down from a building site. Additionally, the area has been known for excellent dove hunting and could also be an opportunity to expand your row crop acreage.

-- WATER & TERRAIN --

- - 10 ft of elevation; Relitvly flat
- - 1,330 ft of a draw; 1 small hole of water; pond potential
- - Build sites on a high point-East side of the property along FM 207
- - Draw that leads to a wooded area on the northwest end of the property
- - No groundwater for water well

-- COVER & WILDLIFE --

- - Wildlife--Not leased for hunting; Whitetail deer, dove, pigs, and varmint
- - Tree Cover--+/8 ac wooded; Mesquite, live oak, elm
- - Underbrush--Moderate; Skunkbush, bumelia, elbowbush, prickly pear
- - Native Grasses--Ag exempt, Not leased for grazing
- - Cultivation & Soils--44.72 acres Rowden clay loam, 0 to 3 percent; 11.02 acres Leeray clay, 0 to 1 percent slopes

-- RANCHING & HUNTING IMPROVEMENTS --

- - Gate on FM 207; Fenced-Fair to poor; not cross fenced, Southern boundary line not fenced

- - Electricity on FM 207
- - Stephens County SUD on FM 207
- - Buyer or Buyers Agent should verify all utilities

-- MINERALS & WIND --

- - No Active Production; Surface Estate Only
- - No Wind turbines insight; No transmission lines or substations nearby
- - No known wind lease in the immediate area; All owned wind rights convey

-- ACCESS & DISTANCES --

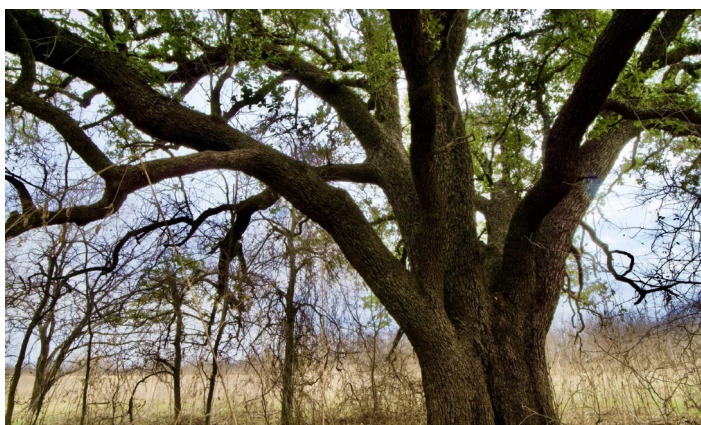
- - 1,019 +/- feet of FM 207 frontage; 1,161 +/- feet of County Road 145 frontage (Gate on FM 207)
- - 10 miles southeast of Breckenridge; (Closest Airport w/Fuel)
- - 17 miles north of Eastland/I-20; 85 miles west of Fort Worth (International Airport)

Listing Agent--Travis Patterson (254)-246-5266

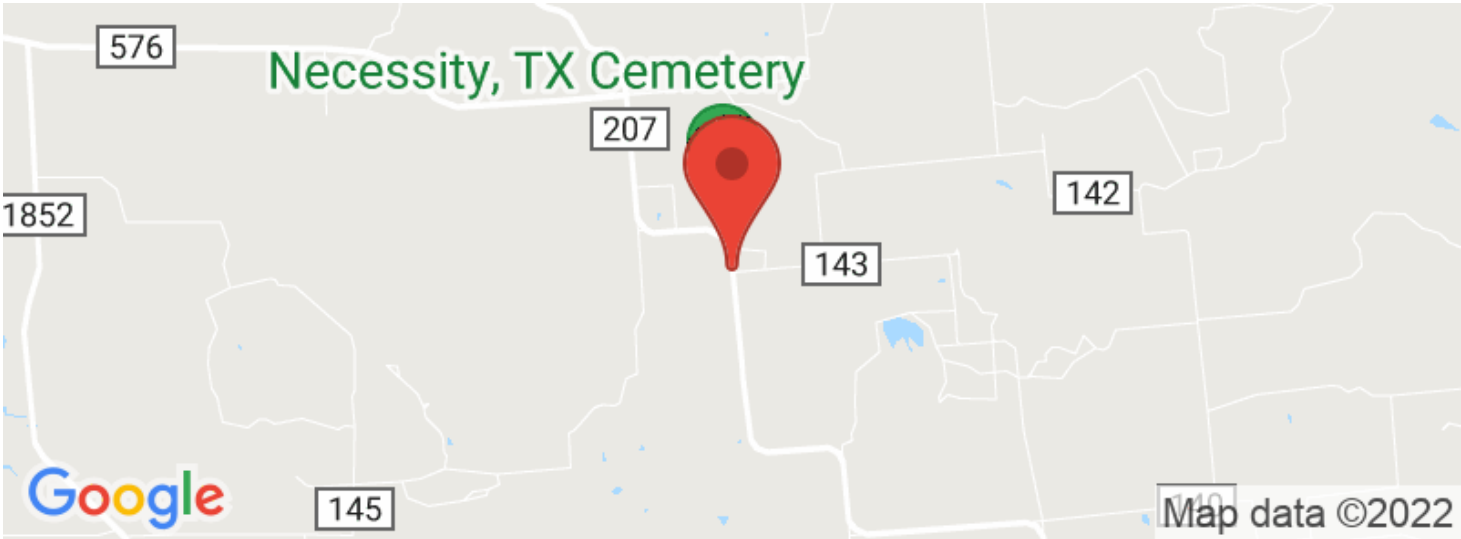
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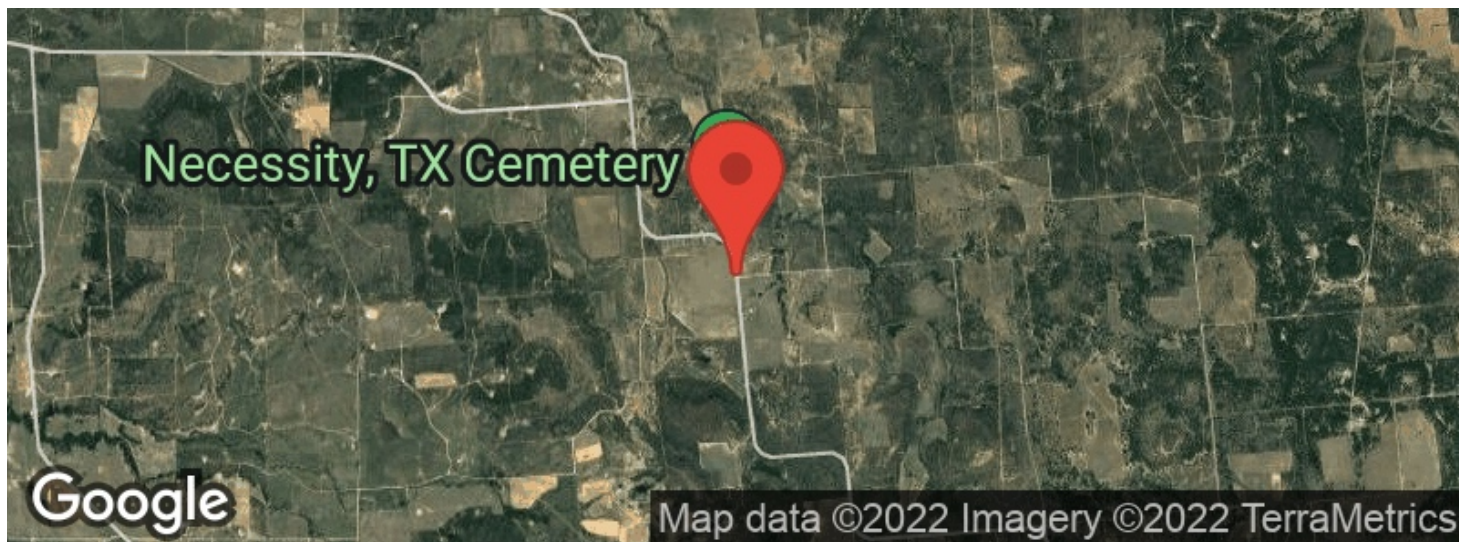
Cotton Plant
Caddo, TX / Stephens County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

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.

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