

For Sale on Market

\$956,270

Call 7133771022 Today!

GENERAL DESCRIPTION

Subdivision: none

Lotsize: 2,192,370 / ASSESSOR

MLS# / Area: NTREIS-20933542

This beautiful farm has not been offered on the market since 1902, 50.33 acres ready for your dream home, barn, secluded arena and livestock. Not many larger tracts of land left in the area and this beautiful farm boasts 10-15 acres of shade trees, 2 half to three quarter acre ponds with additional shade tree groves on this ranch would allow you to cross fence and transfer cattle pastures, or separate livestock. Seclusion, massive hardwood trees, dual ponds and varying pasture lands make this an ideal location for your dream home or investment! If you are in the market for a beautiful ranch minutes from Downtown Denison, retail dining, Medical, Austin College, Grayson College, and the new IT hub in Sherman, this could be the location for you! 50 minutes down hwy 75 to the DFW metroplex, 20 minutes to all night gaming and fun at Choctaw Casino across the river in Durant, OK. Barb wire fences, most just a couple of years old, tenant is running cattle currently, would be happy to stay to keep your ag exemption or vacate within 60 days of closing. New entry could be made on the corner where my sign is as you come in and eliminate the need to drive past the two homes adjoining the ranch. Tenant is running cattle, do NOT enter property without appointment thru selling AGENT.



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/NTREIS-20933542> for more information