

# 99 acres in Clay County

Turner Country, LLC | 940-636-7039 | [stephen@turnerappraisaltx.com](mailto:stephen@turnerappraisaltx.com)



## Property Address

Hwy 82 & FM 2332  
Ringgold, Texas 76261

## Property Highlights

- Price: \$251,965.00
- Acres: 98.81
- County: Clay
- State: Texas
- Closest City: Ringgold
- Property Type: Hunting Land, Ranches, Recreational Land

## Property Description

### Lemmons Ranch

The Lemmons Ranch is a clean well kept productive ranch that caters to many uses.

Location: The Lemmons Ranch is located at the northwest corner of Highway 82 and FM 2332 approximately 12 miles east of Henrietta and 3 miles west of Ringgold in northeastern Clay County.

### Lemmons Ranch Key Site Characteristics:

- Level to rolling terrain with scenic views across the south portion
- Mostly open with moderate coverage of mesquite at the southwest portion
- Approximately 30 acres of cultivation
- Mostly native pasture with some improved grasses
- Year around grazing
- Two Stock Ponds
- Easy access, located at the Northwest corner of Highway 82 and FM 2332
- Road Fences are new, cross fences have recently been re-worked
- Metal livestock working pens, with a small fenced trap
- Well water is believed to be available
- Access to electricity

This is a great multi-use ranch that must be seen to appreciate.

The uses for this ranch are endless.

Asking Price \$2,550/Acre, or \$251,965

Contact agent Stephen Turner for additional information 940-636-7039.

Do not trespass, the listing agent must be present at all showings. Buyer to confirm all information contained herein. Buyers agent must make first contact and be present at all showing to be allowed full fee participation.



**TURNER COUNTRY  
PROPERTIES**  
FARM • RANCH • LAND

Stephen Turner  
[stephen@turnerappraisaltx.com](mailto:stephen@turnerappraisaltx.com)  
940-636-7039  
4001 Call Field Rd  
Wichita Falls, TX 76308

More details at [landsoftexas.com/listing/3438600](http://landsoftexas.com/listing/3438600)

# 99 acres in Clay County

---

Turner Country, LLC | 940-636-7039 | [stephen@turnerappraisaltx.com](mailto:stephen@turnerappraisaltx.com)

## Driving Directions

From Bowie, head north of Highway 81 until you reach Ringgold, turn left on Highway 82 and go approximately 3 miles until you reach FM 2332, the property is on the right at the northwest corner of Highway 82 and FM 2332.