

# Tri-County Ranch



Located in the heart of East Texas, this beautiful 4895 acre ranch is a rare find! Sitting on the Marion, Cass and Morris County lines, the ranch has rolling topography with elevations of over 226 ft. The property has over 2 miles of highway frontage, 6 miles of county road frontage and over 40 miles of internal roads and trails. Many of the internal roads are all weather, allowing for ease of traversing this magnificent property. This ranch boast a Main House, Guest House , Forman House, Office and several storage buildings. Numerous lakes, ponds, creeks and streams provide great water sources for the abundance of wildlife that have not been hunted for 12 years. The pine plantation consist of 1-25 year old pines and there are also numerous hardwood areas.

