

926 +/- Acres

7705 FM 2965—Wills Point, TX 75169

FOR SALE

\$2,996,500

**SELECT COMBINATION OF LARGE ACREAGE AND
CONVENIENT LOCATION NEAR I-20**



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com
www.frankroberts.remaxtexas.com



Brought to You Exclusively By
Frank J. Roberts, ALC

REALTOR, Owner

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Information herein deemed reliable but not guaranteed.

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LAND TEAM

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926 +- acre excellent working cattle ranch is only 34 miles from Dallas and just off Interstate 20. Over 1 mile of highway frontage, this beautiful tract also boasts two large 30 +- acre and 20 +- acre lakes loaded with fish and waterfowl. Rolling terrain, scattered mature hardwood trees.

FENCING:

Barbed Wire
Cross-fenced
Fenced for Cattle

SOIL:

Sandy Loam
Clay

BARN INFORMATION

Electric to Barn
Water to Barn/Stable
Tack Room
Hay Barn
Loaf Shed

OTHER:

Cattle Working Pen
Corrals
Holding pen

CROPS/GRASSES:

Coastal Bermuda
Improved Pastures
Native

UTILITIES:

Outside City Limits
Co-op Water
Co-op Electric
Butane Gas
Septic Required



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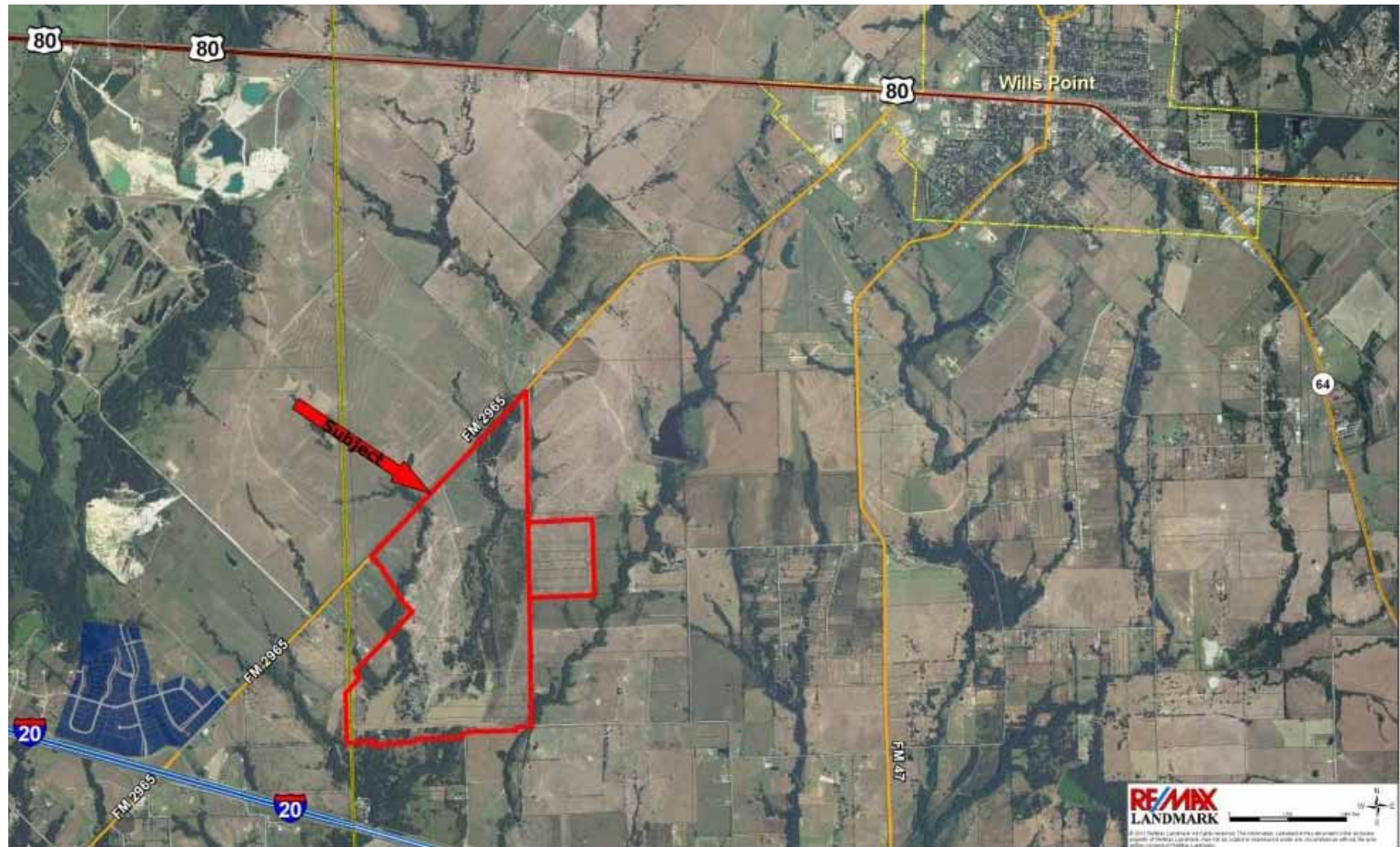


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DIRECTIONS

From Dallas take US Highway 80 to I-20 continue to 34.7 miles to Exit 499A (FM 2965). Go North over I-20 for 2.3 miles to entrance, sign at entrance to property

