

SRE

**SUDDERTH
REAL
ESTATE**

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**739 +/- Acres, 17 ponds, Hay barn, Pipe Working Pens
Cattle Ranch and Pecan Orchard.**



Large Pond



Hay Meadow



**Hay on both
sides of pond**



Nice Pond



Pecan Orchard



Pecan Orchard

Covered Facility



Hay Barn





SUMMARY: If you happen to be looking for scenic piece of Texas, clean usable land in Fannin County. This is one of the most solid offerings of quality real estate in the area. This is an excellent working ranch for cattle or for recreational. The pasture consists of excellent grasses, sandy soil and ample water (17 ponds') for the livestock. The property has been cross fenced into different pastures where each pasture has at least one pond.

WATER: The ranch boasts 17 stock ponds which hold water, one water meter and one windmill which well has been updated to a electrical pump.

IMPROVEMENTS: This ranch has pipe working pens, covered working facility, attached to equipment barn and a 60 x 100 Metal Hay barn, fencing and cross-fencing, adequate interior roads. Electricity is readily available in several locations, and there are a couple of livestock gathering stations that are in service.

VEGETATION: Cedar's have been cleared on the property, lots of hardwood trees and excellent native and improved grasses for cattle, and a pecan orchard over 400 hundred trees.

TERRAIN: The entire property is very scenic and has the feel of being remote even though it's less than a couple of hours from Dallas, which shows an awesome view of the countryside.

ROAD FRONTAGE: US Hwy 82, CR 1255, CR 1215, CR 1216 and CR 1220

PRICE: \$3,750 per ac (\$ 2,774,413.75)

No Minerals Convey.

