

WATTS RANCH (NORTH)

95 ACRES+/-
HUNT COUNTY, TEXAS



Offered Exclusively By

Chas. S. Middleton and Son

www.chassmiddleton.com

(806) 763-5331

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We are honored to have obtained an exclusive listing on a cattle/recreation ranch located approximately 16 miles northwest of Greenville and 15 miles northeast of Farmersville, Texas. Highway 380 is only 5 miles to the south and is a main East/West corridor between McKinney, Dallas and Denton. Downtown Dallas is only a quick 55 miles away.



The terrain of the property is gently rolling with fantastic views in all directions. There is a combination of coastal pastures, native rangeland and boundaries lined with trees that provide cover for wildlife. A creek that is fenced out of the pastures on the southern border provides protection, cover and travel lanes for deer, hogs and other game.



The ranch is very well watered with 4 nice ponds that provide water for each pasture. The property also has a co-op water line with 2 meters for private use. Hickory Creek Water Company provides the water. There is also a seasonal creek on the south side of the property. Electric power is also available on the property.



The ranch has very minimal improvements. There is a smaller, old covered barn with some very basic pens. The fences are in good condition and very able to turn back your cows or horses.



Access to the property is through County Road 1094 which runs along the north end of the property where there is a gated entrance. CR 1094 then turns and runs the entire length of the property on the east boundary. Another entrance is located on the east side of the ranch. Just north is Highway 1562 which runs east/west with Celeste, Texas, which is about 1 mile away.



Bird, dove and duck hunting should be really good at all of the ponds. The ponds are ready to fish and deer have been observed on numerous occasions traveling along the southern border near the creek.



This is a great place to build your country home, run horses and cows, or just get away from the city. Very close to the Metroplex and easy to get to. All owned minerals, which are believed to be 100%, will be conveyed to the new owner. If you have been looking for your own “get-a-way retreat”, come take a look, we are sure you will like it.

Realistically priced at \$6,500 per acre.

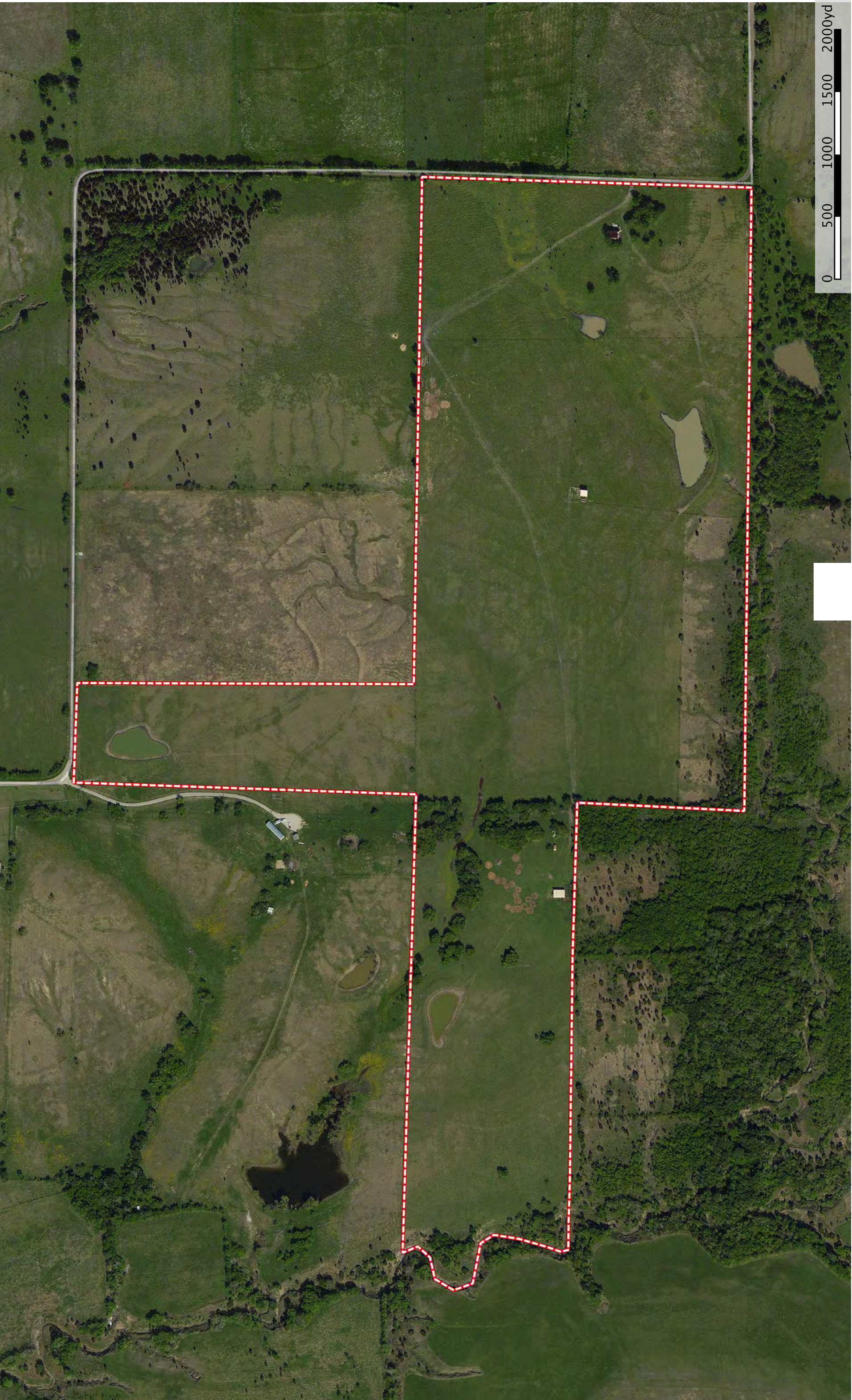
For additional information, please give us a call.

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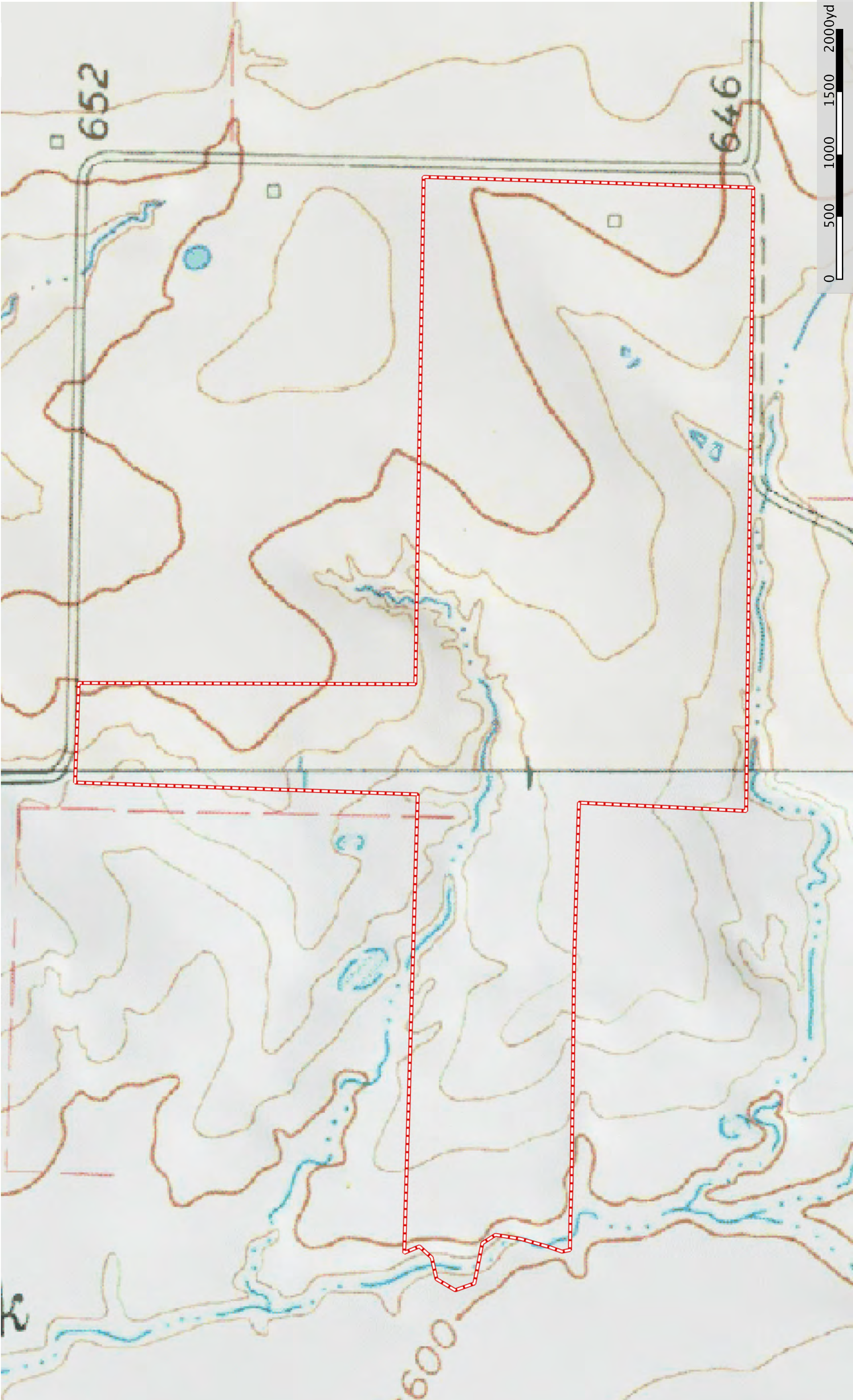
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Boundary



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