

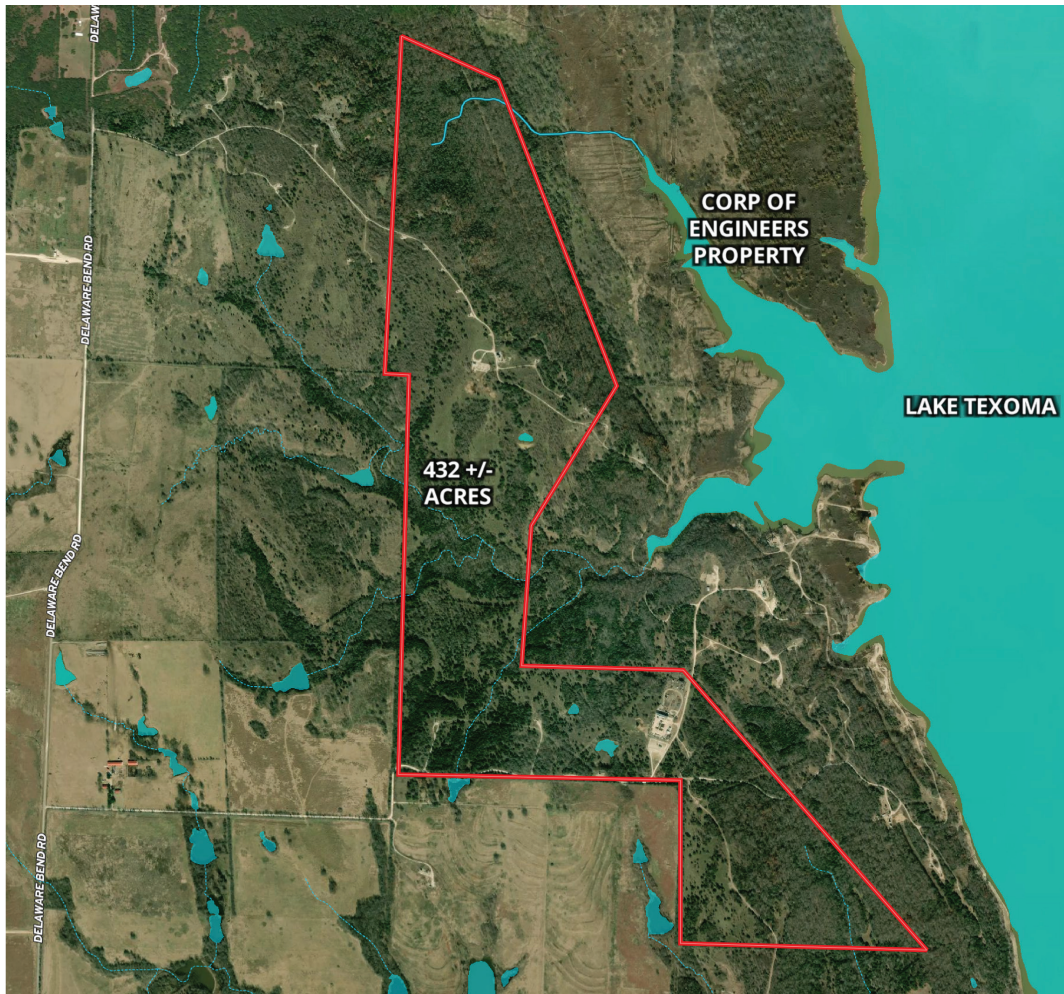


HUTCHINSON LAND ON SLICKUM SLOUGH

432.96 +/- Acres
Whitesboro, Texas • Grayson County
\$6,494,400

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The Hutchinson land is 432+/- acres of rolling terrain at one of the furthest Northern points of Grayson County Texas. This unique tract of land has approximately 3 miles of frontage to the Corps of Engineers property on Lake Texoma.

LOCATION | The Hutchinson Land is an easy 75 Mile drive North of Dallas and Fort Worth and 15 minutes from the Oklahoma border. The location is approximately 20 miles North of Whitesboro on Highway 377, FM 901 to the West, continuing on Delaware Bend Road North to Slickum Slough, which dead ends into the property. Enroute, you will pass by Rock Creek Resort on FM 901. Rock Creek is a private, master-planned resort community located on the Texas shores of Lake Texoma. With over 1,300 lush acres, Rock Creek combines the best of serene lakeside living with resort amenities. Owners enjoy exclusive access to the Nicklaus Design golf course, clubhouse with restaurant and pro shop, marina and ship store, swimming pool, fitness center, outdoor sports court and more.



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HUTCHINSON LAND HISTORY | This land has been in the Hutchinson family since 1858. In 1942 the United States Corps of Engineers built the Denison Dam, creating Lake Texoma. The family sold the surface rights of approximately 1200 acres abutting the Red River, which would become part of Lake Texoma, to the Corps of Engineers. The Hutchinson family retained the mineral rights to the entire property. The remaining surface is the Hutchinson land of 432 Acres.

The property was leased for mineral development around 1952 and remains under lease. The surface land has no improvements other than storage sheds and tanks for the mineral producer and the land is currently leased to a cattle rancher.

CORPS OF ENGINEERS | The Corps of Engineers has control of the property that adjoins Lake Texoma. There is approximately 3 miles of frontage adjoining the Corps of Engineers property and access to approximately 700 acres that borders the Hutchinson tract. The Corps of Engineers prohibits the use of motorized vehicles but foot traffic is allowed. *Please contact the Corps of Engineers for additional information.*

MINERALS | The mineral lessees are BLS and Brammer Petroleum. The BLS group has a small gas production facility. There are also pump sites and storage tanks on the property. The mineral interest is not conveyed with the sale unless negotiated separately.



ACCESS | The Hutchinson land has one entry at Slickum Slough Road. There is no road frontage with the property. The property is completely fenced for cattle with cattle guards at road entries to the Corp of engineers property. There are locked gates over the cattle guards to adjacent landowners.

TERRAIN | The Terrain is rolling to steep with the highest point at 775 ft. There is 145 feet of elevation change on the property with the highest points on the North end. There are 3 ponds, and several wet weather creeks. The property has some open grazing areas with native grasses but is largely blanketed by hardwood trees including a variety of oaks and other native trees. Geologically diverse, small gullies criss-cross the fossil-rich, limestone strata.

WILDLIFE | Northern Grayson County is known for its Whitetail deer and is archery hunting only for deer. Wildlife hunting can be nothing less than exceptional on this property with wild turkey, hogs and abundant waterfowl!

FISHING | Texoma is known as the Striper Capital of the World. This lake is one of the few reservoirs in the nation where striped bass reproduce naturally. Other popular species include largemouth and smallmouth bass, white bass, hybrid striped bass, white crappie, black crappie, channel catfish and blue catfish. Lake Texoma is also thought to be the Playground of the Southwest. There are also 4 Lake Texoma marinas within 15 minutes of the property.



SURVEY | There is not a current survey on the property but arrangements have been made to begin the survey with an executed contract. The sales price will be adjusted by the survey acreage.

WATER AND ELECTRIC | The livestock use the ponds, wet weather creeks for their water source. The wildlife also have full access to Lake Texoma for their water source.

TAXES | The property is made up of 3 tracts, Grayson County Property ID 100017 212.13 Acres, Property ID 100015 123.17 Acres, Property ID 100001 97.66 Acres for a total of 432.96 Acres. Current Annual Property Tax is \$370 with the Agriculture Exemption.

BROKER & COMMISSION DISCLOSURE

Buyers Agent/Broker must be identified upon first contact with Listing Broker/Listing Agent and Buyers Broker/Agent must be present at the initial property tour in order to participate in the real estate commission.





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