



BUFFALO RANCH RETREAT

718 CR 3746 Wolfe City, TX
38 Acres | 4 Bed/ 5 Bath | \$1,250,000



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Dustin Preston
Realtor®- Land Specialist
dpreston@grandland.com
(281) 787-5401

PROPERTY DESCRIPTION

The Buffalo Ranch Retreat is a stunning 38-acre ranch located approximately 30 minutes north of Greenville with an immaculate 4 bedroom/ 5 bathroom 4,300 sq ft home, 2 workshops, and a hay barn. The property is primarily wide-open pasture with ample water supply from 2 ponds ready for your animals! Being so close to several major metropolitan cities, this property would make for a perfect recreational, weekend getaway, or homestead.

Throughout the open, ranch style home, you'll find a spacious kitchen with custom cabinetry, double oven, a wine fridge, updated appliances and ample counter space. Nearly ceiling to floor windows in the dining room and living room give a spectacular view of the pond out back. In the living room, you'll find a brick fireplace with built-in shelving, a rock accent wall, and new carpet that extends into the adjacent office. Throughout the remainder of the house, you will see original hardwood floors accompanied by a newer laminate flooring. Bedrooms 2 and 3 share a jack and jill bathroom. Stepping out of the laundry/ mud room you'll enter an attached carport that can easily fit two oversized vehicles. Adjacent from the carport you will find a 32'x28' enclosed workshop that was previously used for woodworking and misc. projects.

There is also a 38'x30' Metal building on slab foundation, and a 40'x28' hay barn located behind the house. Property is perimeter fenced and cross fenced.

These 38 acres of ag-exempt land have more than 20' of elevation change from East to West. Two ponds currently full of water! This property is primarily wide-open pasture with a few scattered trees. Pecan and Live Oak trees surround the house, and Cedar trees line the wet weather creek on the eastern boundary with current running water.

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SCAN HERE TO SEE MORE OF
BUFFALO RANCH RETREAT

LOCATION

718 CR 3746 Wolfe City, TX 75496

30 miles to Greenville, 60 miles to Plano, 68 miles to Dallas

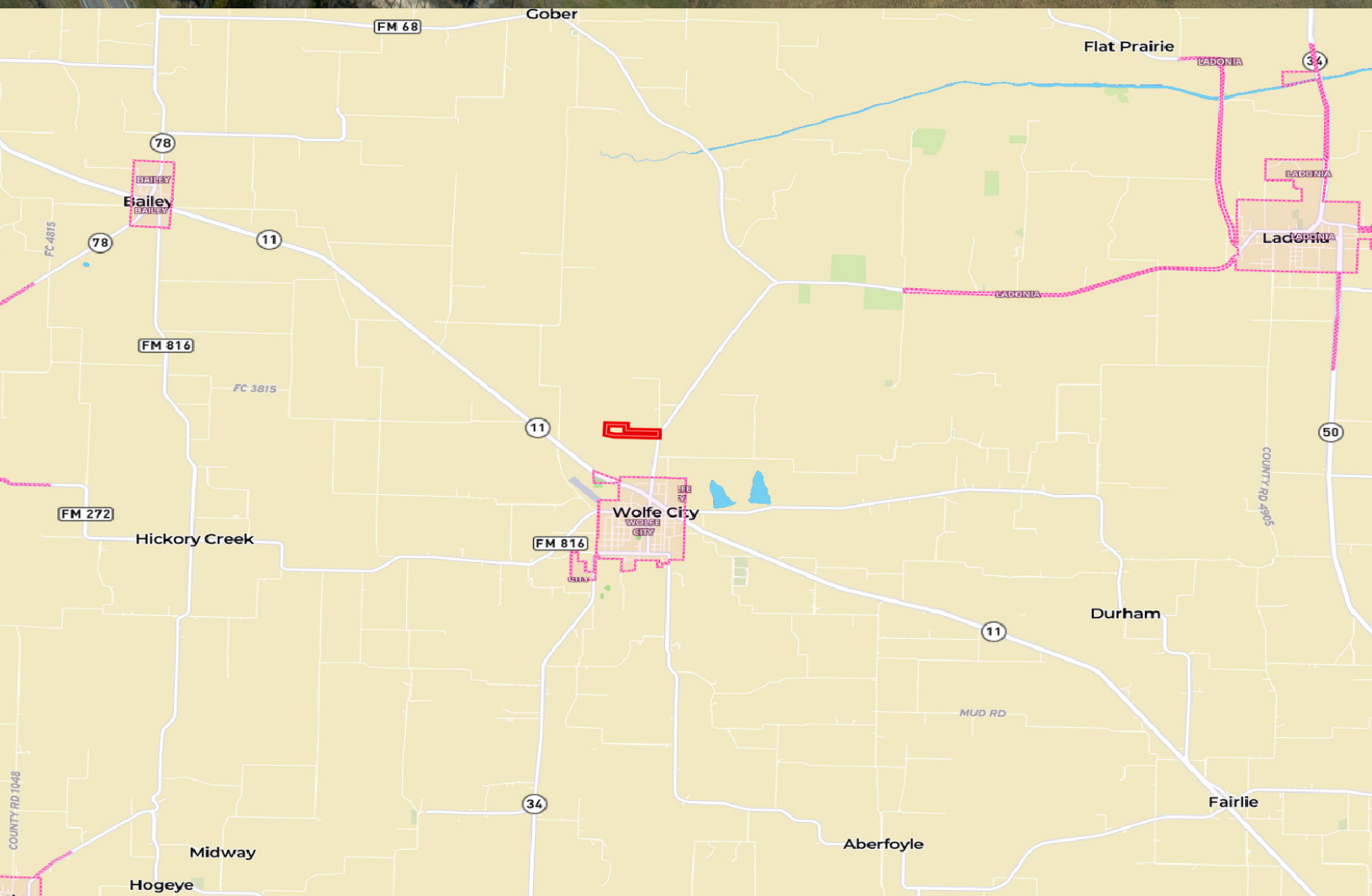
DIRECTIONS

From Greenville, take TX-34 N for 18 miles, turn left onto CR 3745, take your first left onto CR 3746. This road will dead end at the property.

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718 CR 3746, Wolfe City, TX 75496
Fannin County, Texas, 38.146 AC +/-

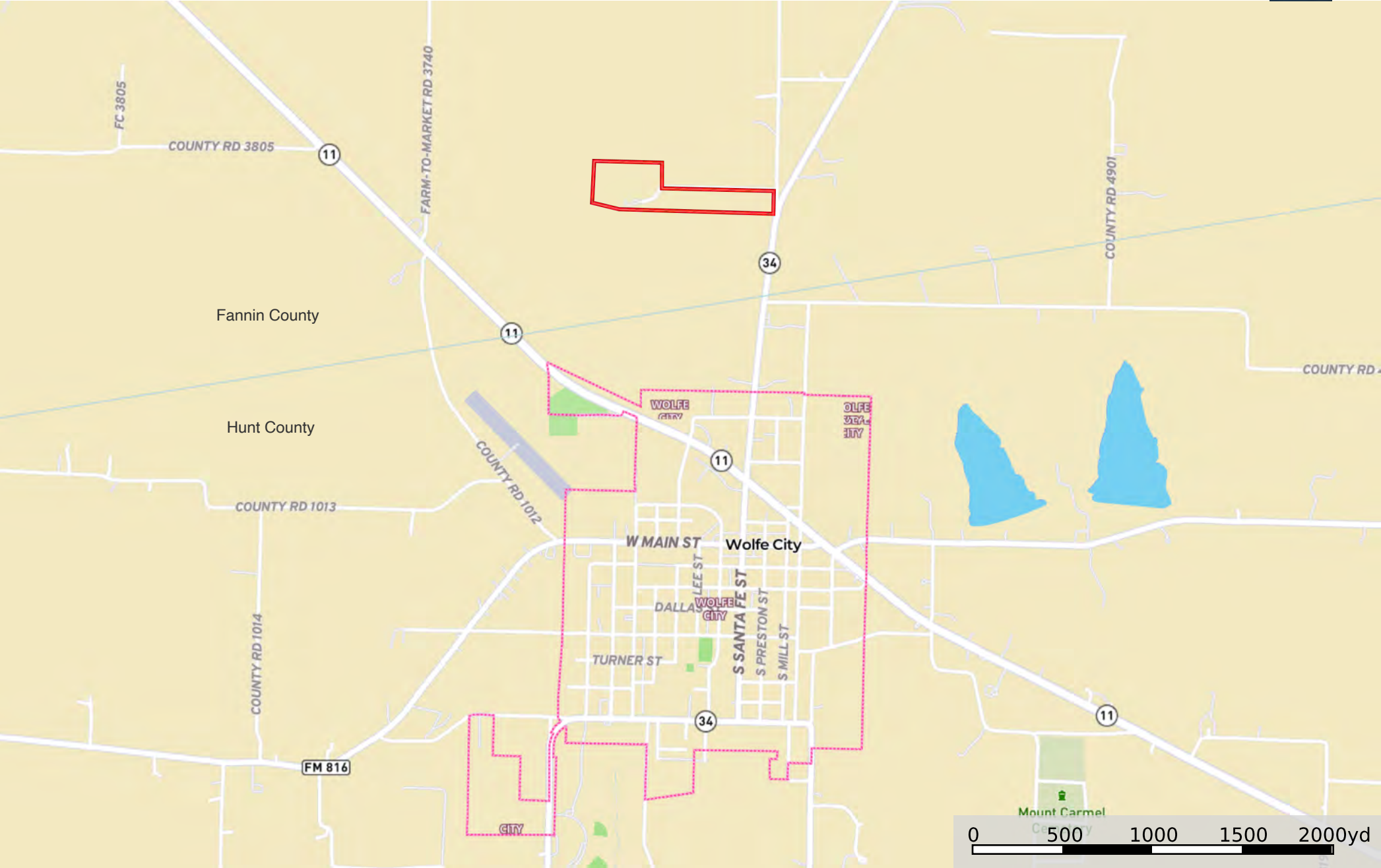


 Boundary

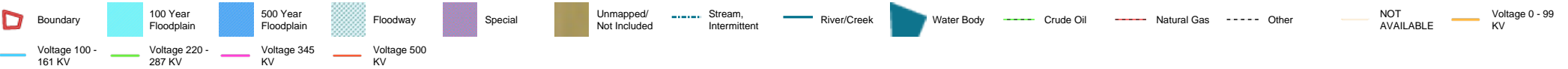
info@grandlandco.com
Map boundary is derived from tax parcel data and may not represent the actual property boundary.

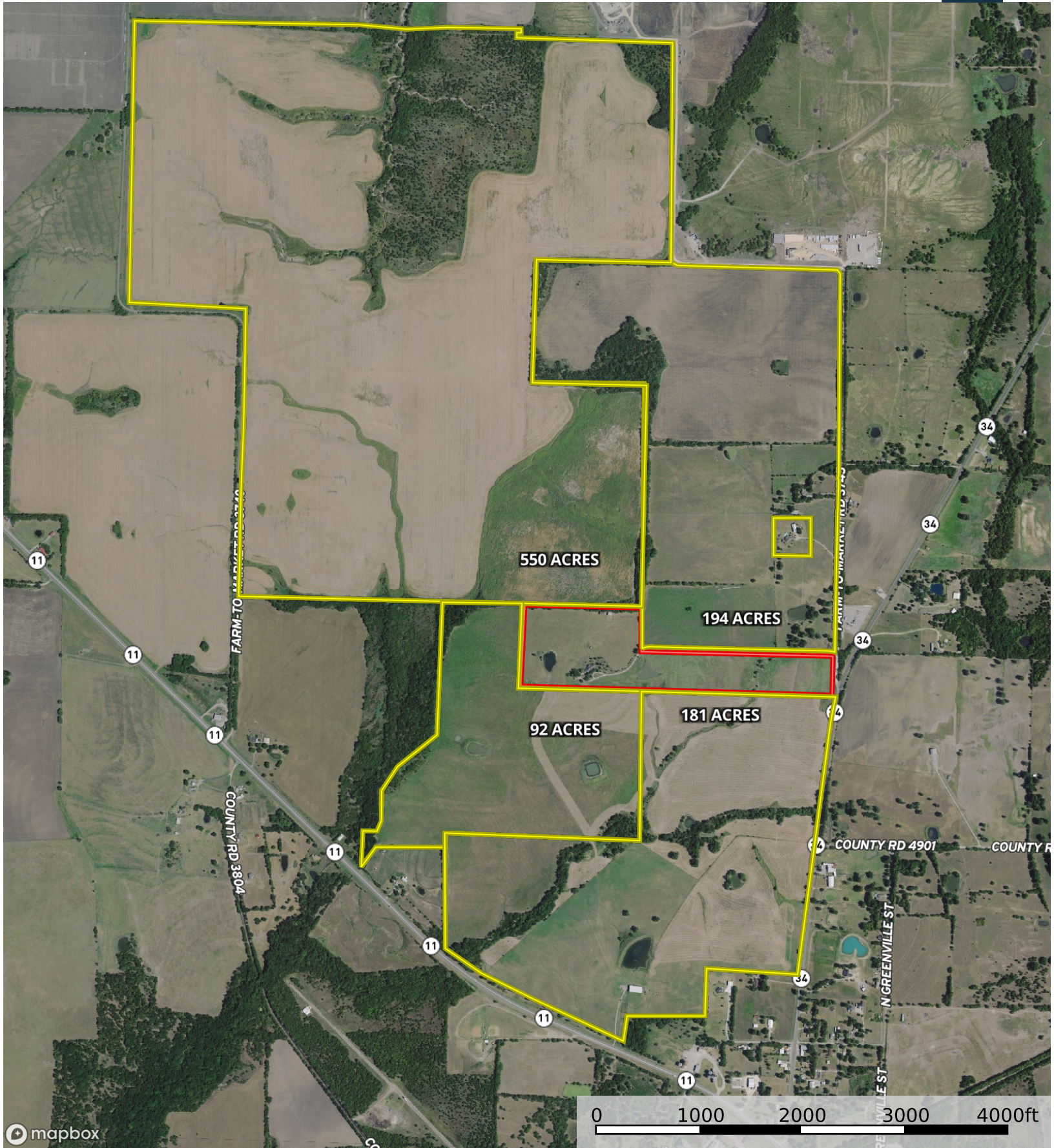


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Boundary





Boundary 1

Boundary