

149 CR 25500 Roxton, TX 75477

126± ACRES



To View The Aerial Video Click on This Link:
youtube.com/watch?v=7VpMNTDZIoU

'DIAS RANCH— 126.02-ACRE RANCH & PRIME REAL ESTATE INVESTMENT * 1 HR TO DALLAS METROPLEX *THIS PROPERTY TICKS ALL THE BOXES FOR SMART HOME LAND BANK & ESTATE PLANNING INVESTMENT WITH INTERIM USE, ENTERTAINMENT ENJOYMENT— LOCATION, TOPOGRAPHY, WATER, ACCESS, PATH OF GROWTH, SCALE, DIVERSE USE & MULTIPLE SHORT OR LONG TERM WITH SIGNIFICANT INHERENT VALUE'... Agriculture Exemptions for Incredible Working Cattle, Horse & Hay Ranch * 1,620+ BARNDOS, BARN, RV Hkups WITH Electricity, Dump * 50 x 30 AMP, 5 Electric Meters * Lamar County Water & Electricity * Property Is Standout with Amazing Views, Tranquility, Diversity Providing Exceptional Rate of Return Opportunity with Fishing, Stocked Pond (5-Acre Lake * 2 Ponds-1 Deep Spring Fed), & Trophy Wildlife * Famous Historic 'Cane Creek' with Limestone Bottom Runs Along East Acreage * Such An Unbelievable Place with a Blank Canvas for Almost Anything— Tomorrow or Decades From Now At Your Choice * 15 Minutes to 'NEW' Bois D'Arc Lake * 15 Minutes to Paris * 30 Minutes to Commerce & Bonham * Less Than 1 Hr to Sherman * VIEW DRONE TOUR...

MLS # 20494454



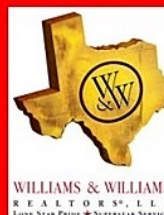
Virgiiia Williams, Co-Owner/Broker

ABR, ALC, CCIM, CIPS, CRB, CRP, CRS, GRI, LTG, RCC, RRC, SRES

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The information herein is furnished by the owner to the best of his knowledge, but is subject to verification, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, or disability.

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