

LAND AUCTION



50.217 AC± | 1 TRACT | FANNIN CO, TX

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/22/24 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: 822 CR 3012, BONHAM, TX 75418

Welcome to a rare gem just outside Bonham, TX, only an hour and a half from the DFW metroplex. This 50-acre property offers an unparalleled opportunity to own a slice of paradise on a private lake with breathtaking views.

Key Features:

Lakefront Living: With 2,000 +/- feet of shoreline, this property is perfect for water enthusiasts. Bring your kayaks and fishing rods to enjoy endless water activities.

Charming A-Frame Cabin: Spend your weekends relaxing in the cozy A-frame cabin or take advantage of rental income potential.

Expansive Home: A 2,500 +/- sq ft home awaits your vision and personal touch. Or you can build your dream home with stunning lake views.

Development Potential: The property offers opportunities for development.

Pasture and Fencing: 5 +/- acre pasture currently used for hay production, complete with 5-strand fencing and gates. Ideal for cattle or horses.

Utilities: The property is equipped with electricity, septic, solar and a UV filter water system. Public water is available in the area or you can drill your own private well.

Accessibility: Convenient county road access from the north and south.

Proximity to Major Roads: Only 5 +/- miles from HWY 121, 1 +/- mile from HWY 56 and 12 +/- miles from US 82, ensuring easy access to Sherman, Honey Grove, and Denison.

Nearby Attractions: Just 11 +/- miles from Bois D'Arc Lake and 6 +/- miles from Bonham State Park, providing additional outdoor recreational options.

Homestead Exemption: Enjoy the benefits of a Homestead Exemption in place.

This is not just a property; it's a lifestyle. Whether you're looking for a serene weekend getaway, a potential rental income or a place to build your dream home, this 50-acre lakeside haven has it all. Don't miss out on this unique opportunity to own a private retreat with endless possibilities.



Buyers Premium:

5%

Taxes:

TBD

Lease Status:

No tenants

Possession:

Immediate possession

Survey needed?:

Survey has been complete

Brief Legal:

Approximately 50.217 +/- acres from combined parcels described as A0906 W PARK, ACRES 20.0, A0906 W PARK, ACRES 23, A0906 W PARK, ACRES 0.62 and A0906 W PARK, ACRES 1.0 with approximate boundaries as shown below on survey. Fannin Co, TX

Lat/Lon:

33.56574, -96.13827

Zip Code:

75418

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
COREY BAUMANN, AGENT: 469.714.7716 | corey.baumann@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC - Joey Bellington, Broker | Whitetail Properties Real Estate, LLC - Joey Bellington, Broker | Cody S. Lowderman, Auctioneer, Lic # 16991

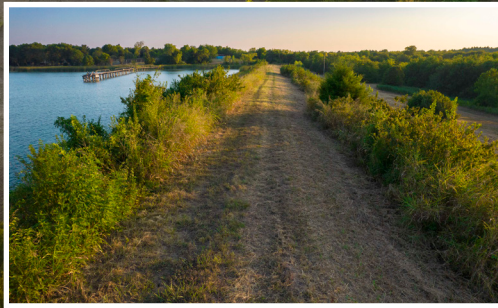


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