

195 Smith Ranch Road Tioga, TX 76271



'RARE OPPORTUNITY ALERT-- INCREDIBLE LAKE FRONT 12.851 TOPO-RICH ACRES LAKESIDE SETTING PERCHED ON THE EDGE OF RAY ROBERTS LAKE... YOUR OWN ONE-OF-A-KIND ULTIMATE, PRIVATE, BREATHTAKING OPEN WATER EDGE VIEWS CONTIGUOUS TO LAKE'S CORP PROPERTY * Formerly The Legendary Historic 'Smith Ranch' Located on Pop Noah & Smith Ranch Rd (Private Rd)'... Located Approximately 6 Minutes NW of Tioga & 8 Minutes SW of NEW N Toll Rd Extension & Horse Country, USA, Pilot Point * Less Than 45 Minutes to Metroplex * This Standout Property with Amazing Waterfront Views Is Iconic In Its Own Right, Largely Untouched & Affords A Rare Chance To Own Your Own Piece of History * Outstanding Diversity Provides Exceptional Rate Of Return * Fishing (1 HUGE Stock Pond) * Premier Hunting & Recreational Ranch * Abundant Wildlife-- Nature & Sportsman's Paradise with Trophy Deer, Dove, Ducks, Turkey, Hogs * Fabulous Building Sites * NO CITY TAXES * Zoned AG * Tons of Century-Old Oak & Pecan Trees * Native Lush Pastures * Awesome Sandy Loam * Coastal Bermuda * Woodbine Water Available with Access for Water Meter * PenTex Electric * EXEMPLARY Callisburg Schools Or Tioga Open Enrollment * Such Unbelievable Acreage So Few People Can/Will Experience * Restrictions-- No More Than One Guest House Allowed with Main Residence * MLS # 20798961

\$849,000

ADDITIONAL LAND AVAILABLE CONNECTING TO THIS ACREAGE IF YOU WANT MORE LAND!

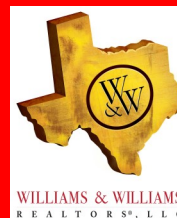


W.E. "Eddie" Williams, III, BROKER

940-383-2712, X 232 (OFFICE)

940-368-2043 (CELL)

eddie@wandwrealtors.com (E-mail)



Williams & Williams, REALTORS, LLC

2730 N Elm

Denton, TX 76201

williamsandwilliamsrealtors@yahoo.com (E-mail)

www.williamsandwilliamsrealtors.com (Website)