

\$1,400,000

**RANCLAND / HUNTING IN RED RIVER COUN
TEXAS**

MLS # 42142-25545



MLS# : 42142-25545

Price : \$1,400,000

Type : Ranches

Size : 364 Acres

Beds: 3

Baths : 2.50

Address : 6774 CR 4640 Avery, TX , Avery , Texas , 75554

FEATURES

- ✓ RANCH PROPERTY
- ✓ FENCED
- ✓ STOCKED LAKE
- ✓ RED RIVER COUNTY, TEXAS
- ✓ 364+ ACRES
- ✓ LARGE SHOP/ LIV. QUARTERS
- ✓ 20+ ACRE DUCK SLOUGH
- ✓ NORTHEAST TEXAS

ABOUT THE PROPERTY

FOR SALE IN NORTHEAST TEXAS- Ranching, hunting at its best. Secluded picturesque 364+ acres of rolling terrain with approximately 120+ acres of timber. Property is fenced and cross fenced, ponds in each pasture. Large barn with corrals, pens, chutes. Large three bedroom, two and a half bath metal home overlooking stocked lake. Home features marble granite counter tops, beautiful cedar cabinets, etc. Large wrap around porch surrounding house. Large 30x40, two-story shop with living quarters. Property is located on dead end road with the long winding road leading to home sitting atop a hill. Trails cut through woods for easy navigating. Approximately 20 acres in duck sloughs. Abundant wildlife including whitetail deer, ducks, geese, dove. Close to Sulphur River. Owner financing available. Call Choice Smith at (903) 277-3745 or csgofish10@hotmail.com for more information or a showing of this property.

CONTACT US

CHOICE SMITH
AGENT

☎ (903) 277-3745

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