

47+/- Acres

State Highway 34—Wolfe City, TX 75496

FOR SALE

\$105,975

DIRECTIONS

From Dallas take I-30 to Greenville, take SH 34 North 15 miles just past CR 1006, property on Left, sign on property

IMPROVED ACREAGE GREAT FOR HAY PRODUCTION



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160
www.frankrobertslandteam.com
www.frankroberts.remaxtexas.com



Brought to You Exclusively By
Frank J. Roberts, ALC

REALTOR, Owner

OFFICE: 972-524-0689
FAX: 972-551-2525
frank@rmlandmark.com



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State Highway 34—Wolfe City, TX 75496

Frank Roberts
LAND TEAM

\$105,975

Great improved acreage, Bermuda pasture excellent for hay production, cattle and horses. All minerals owned by seller to be conveyed. Located just south of Wolfe City, this East Texas tract is ideal for home site and investment. Priced to Sell!

PROPOSED USE:

Agricultural
Residential
Equine
Grazing
Hunting/fishing

TOPOGRAPHY:

Level

ROAD FRONTAGE

Asphalt
State Highway

FENCING:

Barbed Wire

UTILITIES:

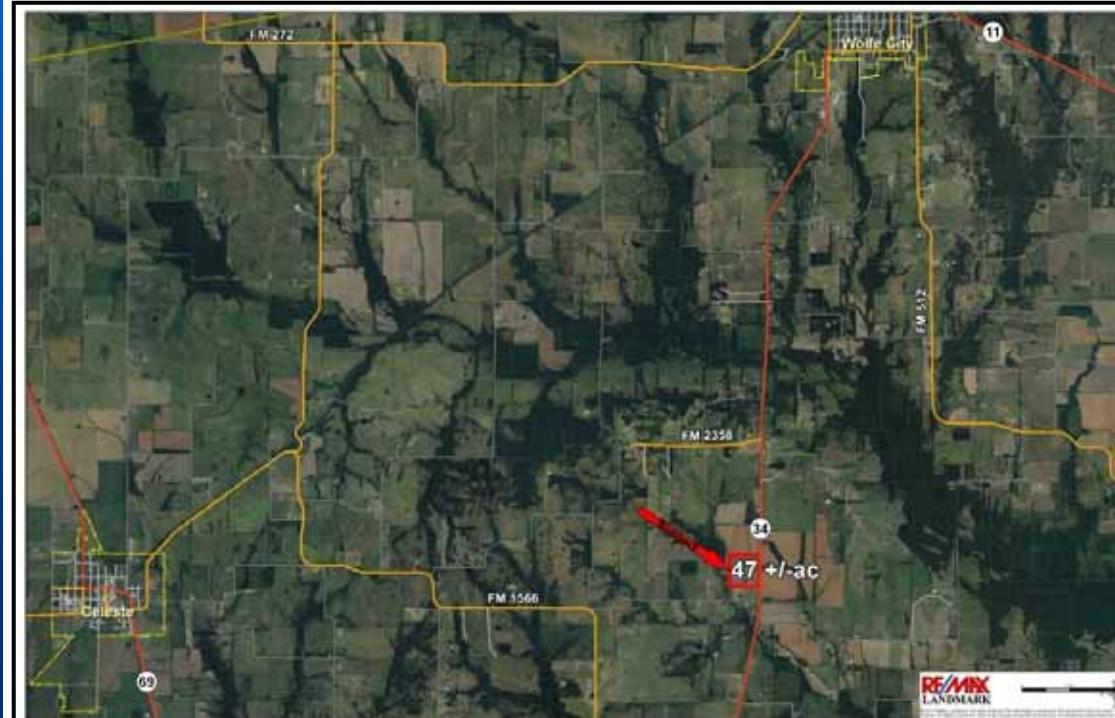
Hickory Creek Co-op
Co-op Electric

CROPS/GRASSES:

Coastal Bermuda

PROPOSED FINANCING:

Cash
Conventional
Federal Land Bank



Full soil, elevation and flood plain mapping of property available exclusively through the Frank Roberts Land Team

