

MIDWEST LAND GROUP PRESENTS

**67.97 ACRES IN**

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# **FANNIN COUNTY TEXAS**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING 67.97 ACRE RANCH WITH ENDLESS POSSIBILITIES

Discover an exceptional opportunity for growth in Fannin County and the Bois d'Arc Lake corridor with this outstanding 67.97 acre property. Featuring approximately 7,300 feet of road frontage, including 2,800 feet along US Highway 82, this tract is ideally situated less than a mile from the scenic waters of Bois d'Arc Lake. Its central location along Highway 82 provides convenient access to the lake, making it a prime spot for future development.

This property boasts median crossings that lead to both county roads and offers direct access via US Highway 82, enhancing its potential for commercial or residential ventures. With the lake now open to the public and residential subdivisions already sold out, the growth potential here is significant. The land lies within the Agricultural & Ranching District of the Bois d'Arc Lake Zoning Map, and a 1-D-1 Ag Exemption is currently in place.

The property features two large ponds and one smaller pond, perfect for fishing and recreational activities. The land is fenced, equipped with a water meter, and has electric lines installed. A 30'x30' shed provides additional utility, while the landscape is adorned with bluestem grass and the potential for other native grasses.

Previously utilized for cattle grazing, this tract has seen numerous improvements, including the clearing of cedar trees and dirt leveling. The dense cedar thickets on the western side of the property create an ideal habitat for whitetail deer and hogs.

Whether you envision a thriving cattle ranch or an outdoorsman's paradise, this property offers endless possibilities. Don't miss out on this rare opportunity to invest in one of Fannin County's most promising locations!





# PROPERTY FEATURES

PRICE: **\$1,427,370** | COUNTY: **FANNIN** | STATE: **TEXAS** | ACRES: **67.97**

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- Hwy 82 frontage
- 2 separate power lines on the property
- County road frontage
- 3 ponds, 2 of which are spring-fed
- Good perimeter fence
- Less than a mile to water's edge on Bois D Arc Lake
- Good deer hunting
- Great fishing
- 30 minutes from Paris
- 1.5 hours from DFW Airport
- Water meter already in place

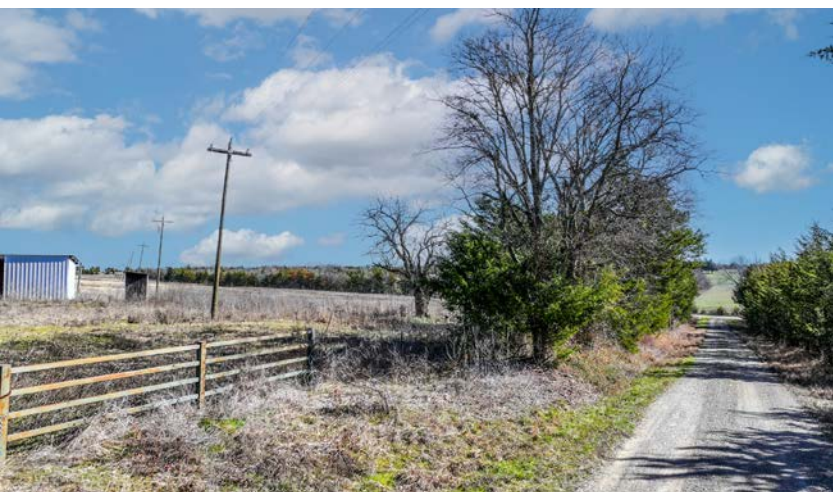




# 7,300 +/- FEET OF ROAD FRONTAGE

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# GOOD PERIMETER FENCE

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# 3 PONDS, 2 OF WHICH ARE SPRING-FED

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# CLOSE TO BOIS D ARC LAKE

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 33° 36' 26.85, -96° 1' 20.94

0ft 535ft 1070ft



Maps Provided By:



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Fannin County  
Texas



1/23/2025



# TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 549.8

Max: 615.8

Range: 66.0

Average: 582.1

Standard Deviation: 17.88 ft

0ft 456ft 912ft



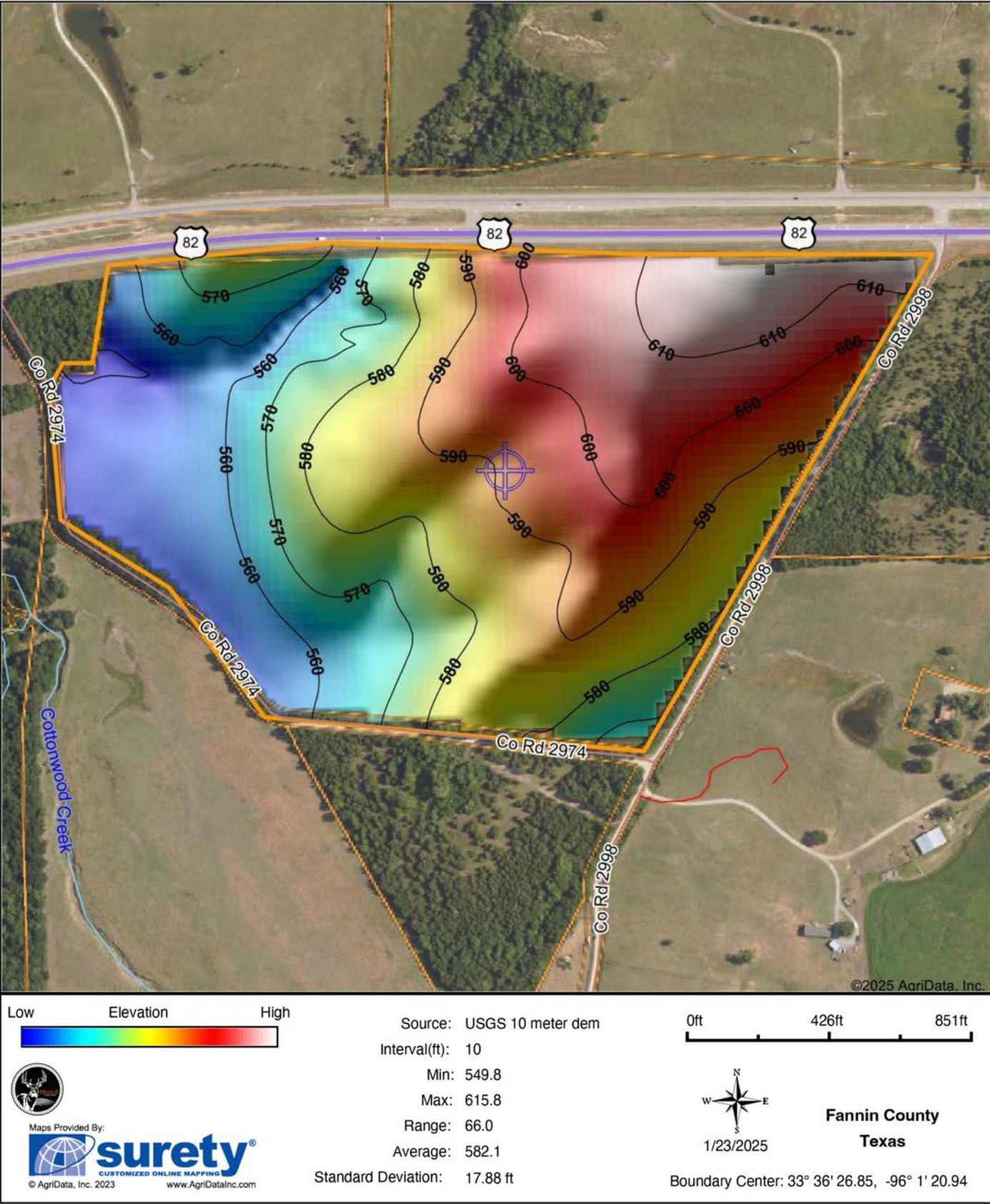
1/23/2025

Fannin County  
Texas

Boundary Center: 33° 36' 26.85, -96° 1' 20.94

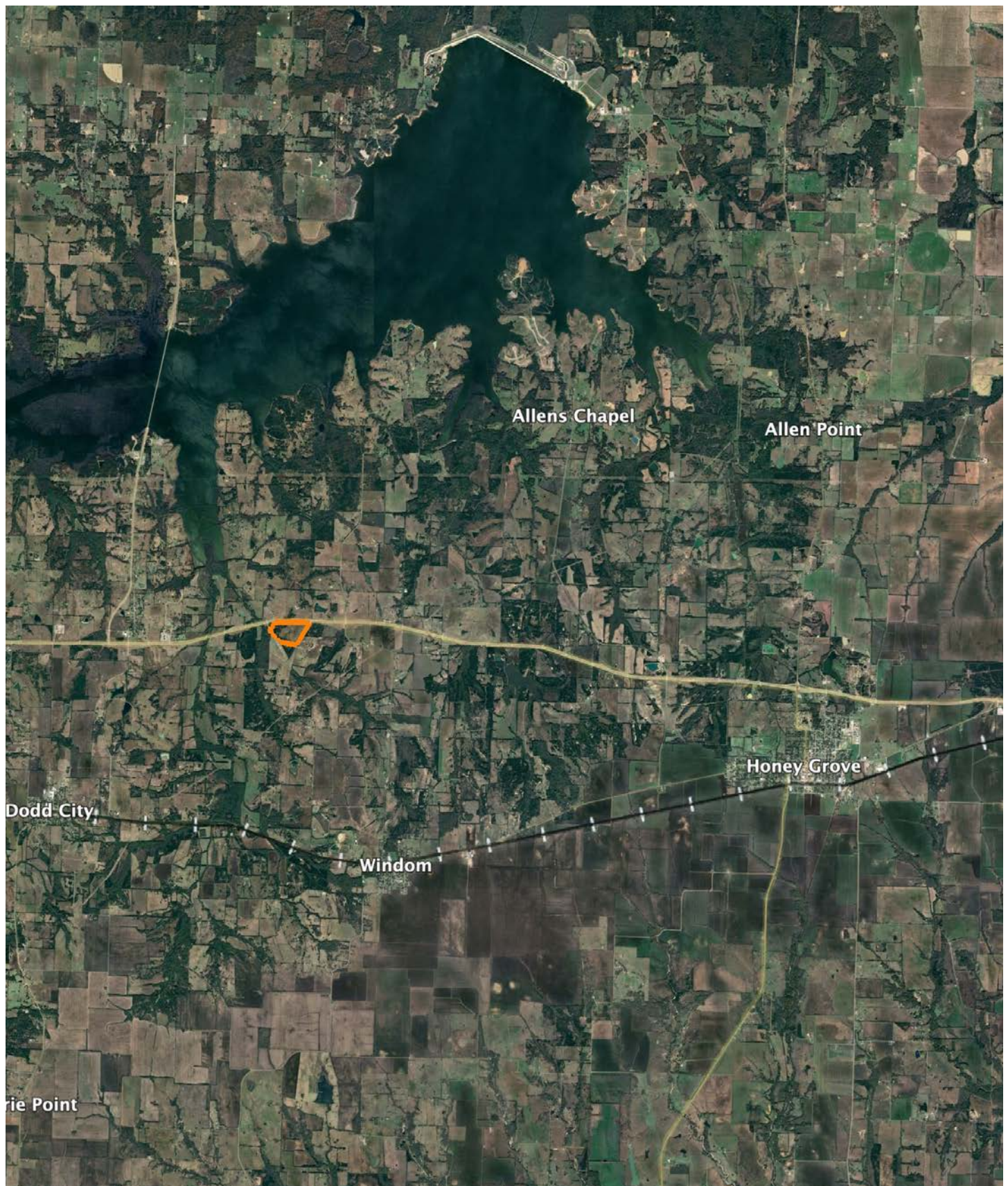


# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

Born and raised in Sulphur Springs and now residing in Miller Grove with his wife, Ashley, and their three children, Huntleigh, Briar, and Brooks, Hunter has a strong connection to the agricultural and rural landscapes of Texas. With a lifelong connection to the land, Hunter brings a wealth of experience as a farm owner and operator. His expertise in farming, hay production, and his ability to make land productive and profitable are invaluable assets for clients looking to buy or sell rural properties. A passionate outdoorsman with over 25 years of hunting and exploring the woods of West Texas, East Texas, and Southern Oklahoma, Hunter understands the unique qualities and values that make each piece of land special.

Hunter's mission is to bridge the gap between farmers, ranchers, and real estate, ensuring his clients receive the best results tailored to their goals and needs. His commitment to hard work, attention to detail, and refusal to accept failure set him apart.

As a devoted member of Grace Family Church and an active participant in his local community, Hunter is not just a land expert but also a trusted advisor and partner. Whether you're looking to buy or sell agricultural, recreational, or hunting land, Hunter Reppond is ready to guide you every step of the way.



**HUNTER REPPOND**

LAND AGENT

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