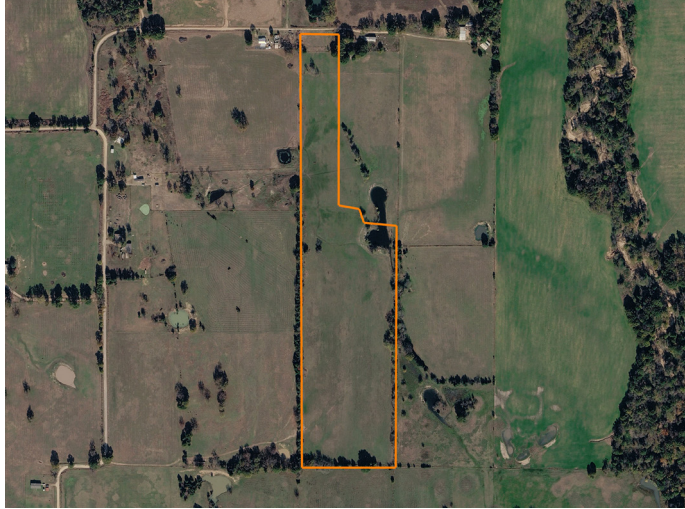


LAND FOR SALE

33 +/- ACRES OF PRIVACY, PASTURE, & POSSIBILITY IN FANNIN COUNTY



PROPERTY FEATURES

- End-of-road location offering exceptional privacy
- Multiple attractive building sites
- Pond providing water for livestock and wildlife
- Productive pasture suitable for hay production
- Excellent setup for a small cattle operation
- Plenty of room for a custom home, shop, and barn
- Open acreage with beautiful country views
- Ideal combination of residential and agricultural use



For more information, contact:

WES ARMSTRONG, Land Agent

903.243.9805 | WArmstrong@MidwestLandGroup.com



COUNTY: **FANNIN**

STATE: **TEXAS**

ACRES: **33.3**



MidwestLandGroup.com BUYERS, SELLERS, AND LAND – CONNECTED

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.