

# 379 +/- Acres

County Road 3812 — Wills Point, TX

# FOR SALE

**\$886,481**

## GREAT CATTLE RANCH 40 MILES FROM DALLAS

### DIRECTIONS

From Dallas take  
US Hwy 80 to FM  
47 in Wills Point to  
Left FM 751 Left 3  
mi to CR 3812 4 mi  
to sign



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**

**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**



Brought to You Exclusively By  
**Frank J. Roberts, ALC**

BROKER ASSOCIATE, Owner

OFFICE: 972-524-0689

FAX: 972-551-2525

[frank@rmlandmark.com](mailto:frank@rmlandmark.com)



Information herein deemed reliable but not guaranteed.

# 379 +/- Acres

## County Road 3812 — Wills Point, TX

# Frank Roberts LAND TEAM

### \$886,481

#### TOPOGRAPHY:

Level  
Rolling

#### CROPS/GRASSES:

Coastal Bermuda  
Native

#### SOIL:

Sandy Loam

#### FENCING:

Barbed Wire  
Cross-fenced

#### UTILITIES:

Outside City Limits  
Co-op Electric

#### GOOD FOR:

Agriculture  
Horses  
Cattle  
Hunting/Fishing  
Homesites and more!

#### LOT DESCRIPTION:

Great 379 +- cattle ranch only 40 mi from Dallas features rolling terrain, scattered mature oak trees, improved pastures for cattle, good hunting for deer, hogs. Ponds and cross fenced. OTHER ACREAGE AVAILABLE 258 +- acres (MLS 11896759) or 630 +- acres total (MLS 11895399) at 2339 per acre. Don't miss this opportunity!





# 379 +/- Acres

## County Road 3812 — Wills Point, TX

# FOR SALE

**\$886,481**

### DIRECTIONS

From Dallas take  
US Hwy 80 to FM  
47 in Wills Point to  
Left FM 751 Left 3  
mi to CR 3812 4 mi  
to sign



**RE/MAX Landmark**  
**113 North Frances Street**  
**Terrell, TX 75160**

**[www.frankrobertslandteam.com](http://www.frankrobertslandteam.com)**



**Brought to You Exclusively By**  
**Frank J. Roberts, ALC**

**BROKER ASSOCIATE, Owner**

**OFFICE: 972-524-0689**

**FAX: 972-551-2525**

**[frank@rmlandmark.com](mailto:frank@rmlandmark.com)**

