

909 +/- Acres

FM 47 — Wills Point, TX 75169

FOR SALE

\$2,272,500

SPECTACULAR WORKING CATTLE RANCH

DIRECTIONS

From Dallas take US Hwy 80 East 37 mi to Wills Point, Left (N) on FM 47 4 mi to property on L (W) Sign on Property, look for white pipe fence Left side of FM 47.



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

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



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FM 47 — Wills Point, TX 75169

Frank Roberts
LAND TEAM

\$2,272,500

TOPOGRAPHY:

Oak
Rolling
Varied

CROPS/GRASSES:

Coastal Bermuda
Native
Small Grain

SOIL:

Sandy Loam

FENCING:

Pipe fencing
Cross-fenced

UTILITIES:

Asphalt
Co-op Water
Co-op Electric
Natural Gas
Septic Required

LOT DESCRIPTION:

Spectacular 900 +- acre working cattle ranch situated less than 40 miles east of Dallas in Wills Point features pipe fencing & cross fencing and a beautiful blend of lush, improved grassland highlighted by scattered majestic oak trees and studded w. 12 ponds. Areas of timber and ample water ideal for wildlife habitat have been meticulously preserved on this breathtaking ranch. Incredible vistas from hilltops and rolling terrain. PRICED TO SELL



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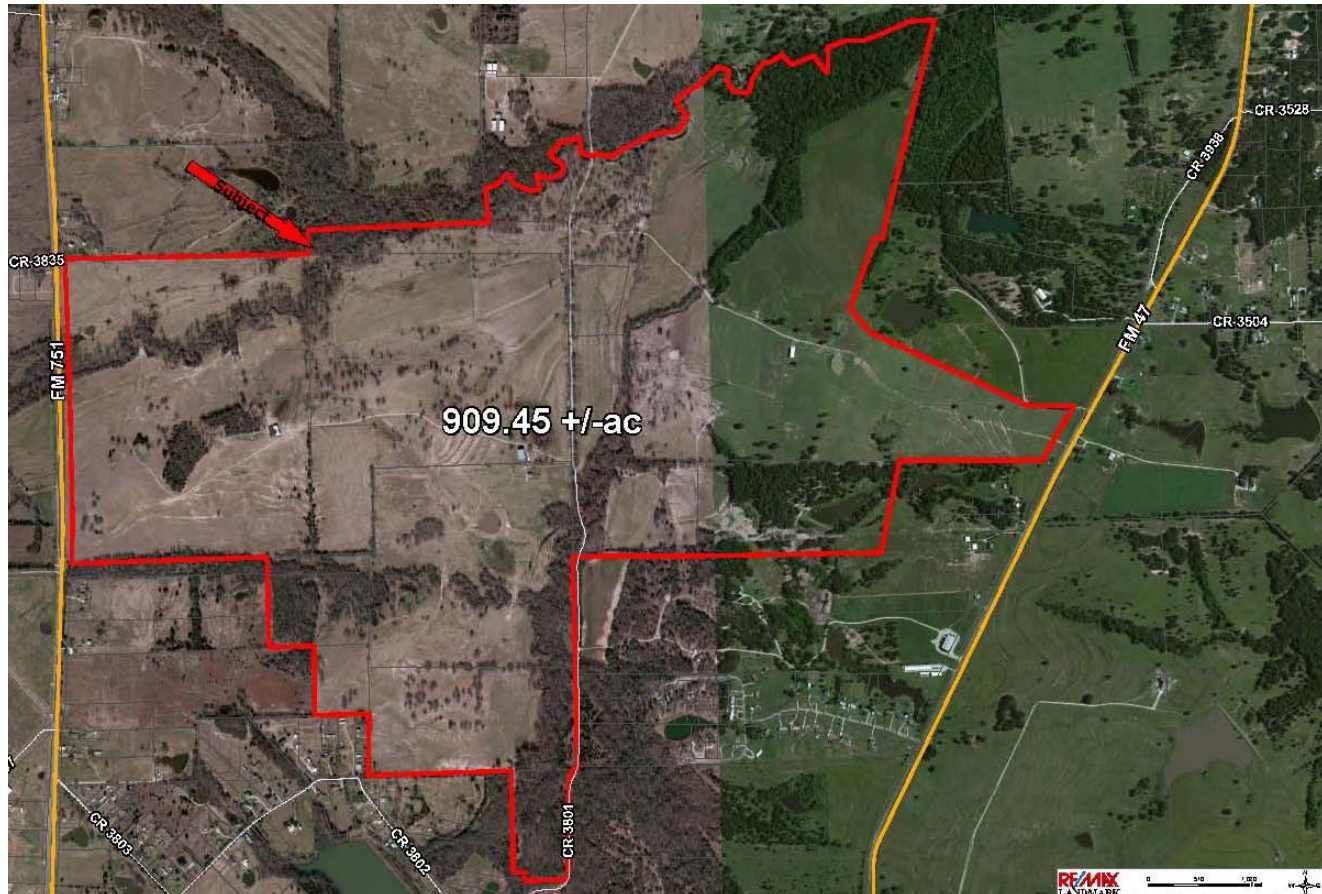
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