

# 980 + / - Acres

FM 47 — Wills Point, TX 75169

# FOR SALE

**\$2,450,000**

## SPECTACULAR WORKING CATTLE RANCH

### DIRECTIONS

From Dallas take US Hwy 80 East 37 miles to Wills Point, Left (N) on FM 47 4 mi to property on Right (E). Sign on property, look for white pipe fences along right side of FM 47



**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

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Information herein deemed reliable but not guaranteed.

# 980 +/- Acres

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Frank Roberts  
**LAND TEAM**

**\$2,450,000**

**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  
Septic Required

**LOT DESCRIPTION:**

Spectacular 980 +/- acre working cattle ranch less than 40 miles east of Dallas features pipe fencing and cross-fencing. A beautiful blend of lush, improved grassland highlighted by majestic oak trees and ten ponds. Areas of heavy timber and ample water ideal for wildlife habitat have been meticulously preserved on this breathtaking ranch.



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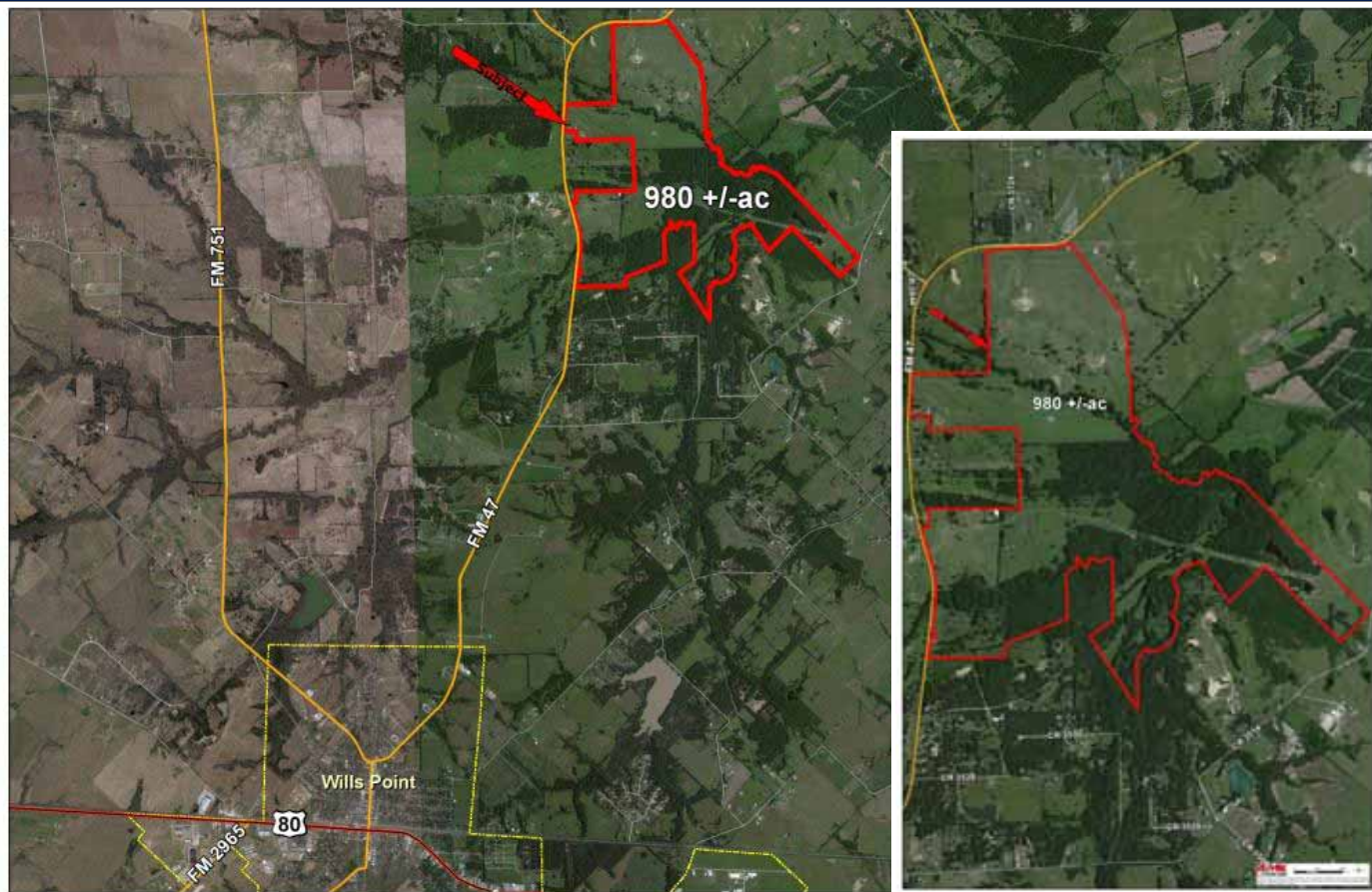
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