

AltaTerra Premier Properties

# For Sale

RANCH & RECREATIONAL LAND  
746± ACRES • 2 TRACTS  
OFFERED TOGETHER OR SEPARATELY



HONEY GROVE, TX



Property Location: 000 CR 2770, Honey Grove, TX 75446 | Listing Price: \$8,100,000

[AltaTerraPremier.com](http://AltaTerraPremier.com) | [Premier@altaterrapremier.com](mailto:Premier@altaterrapremier.com)



Serving Texas, Oklahoma, and Arkansas

Kim Ross, REALTOR® / AUCTIONEER  
903-401-8184  
TX Lic #668511



Contact Kim for  
Additional Details





HONEY GROVE, TX

This ranch and recreational property in Northeast Texas is one of the largest tracts of land available in Fannin County. Located within an hour from DFW, it is also ideal for development.



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**uc**  
**RANCH**  
PROPERTIES  
A DIVISION OF UNITED COUNTRY REAL ESTATE  
**AltaTerra**  
REALTY AND AUCTION LLC

**REALTREE**  
UNITED COUNTRY  
HUNTING PROPERTIES



# TEXAS

## RANCH & RECREATIONAL LAND



### Land

- 746± acres with abundance of good pasture & recreational land
- Common & native grasses allow for cattle grazing
- County road frontage splits the north & south tracts – which created development opportunities

### Subdivide

- Property is offering property in it's entirety or in two tracts
- Northern tract – 250± acres & Southern tract – 480± acres

### Hunting

- Whitetail deer, turkey, bobcat, & ducks are some of the game in the area
- Property has hardwood trees for recreation & hunting

### Location

- Less than 1 hour from DFW
- 20± min from Paris
- Minutes from Bois d'Arc Lake (16,641± acres) – first major reservoir in Texas in nearly 30 years

### Water

- Close to 20 ponds & lakes
- Honey Grove Creek runs right through the middle of the property





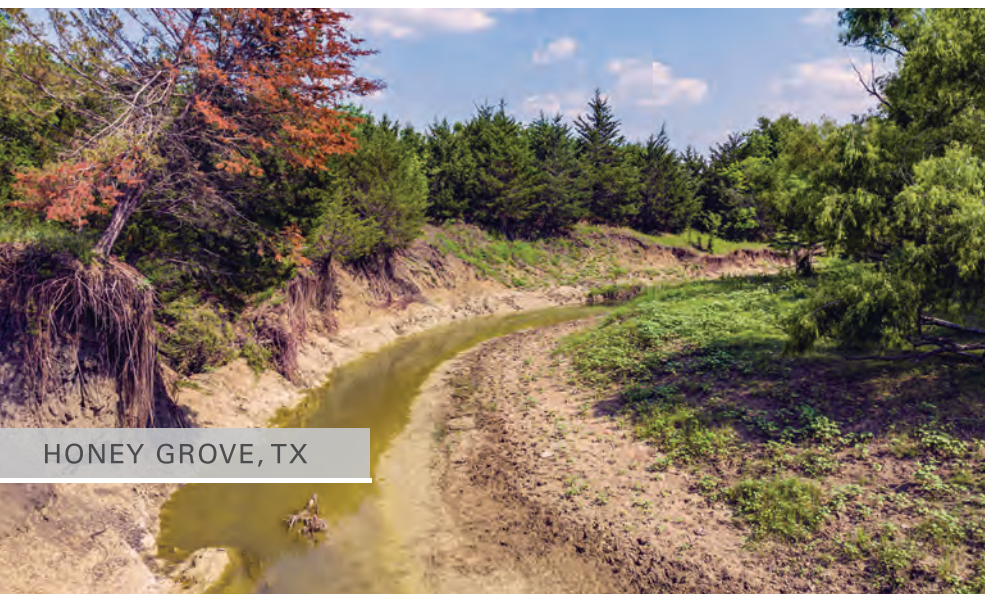
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**Minerals:** Owner to convey all owned.

**Terms:** Franchise office is independently owned and operated. 



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