

A Private North Texas Wildlife Retreat on ±86 Beautiful Acres

JACK COUNTY | TEXAS

EXCLUSIVELY LISTED BY

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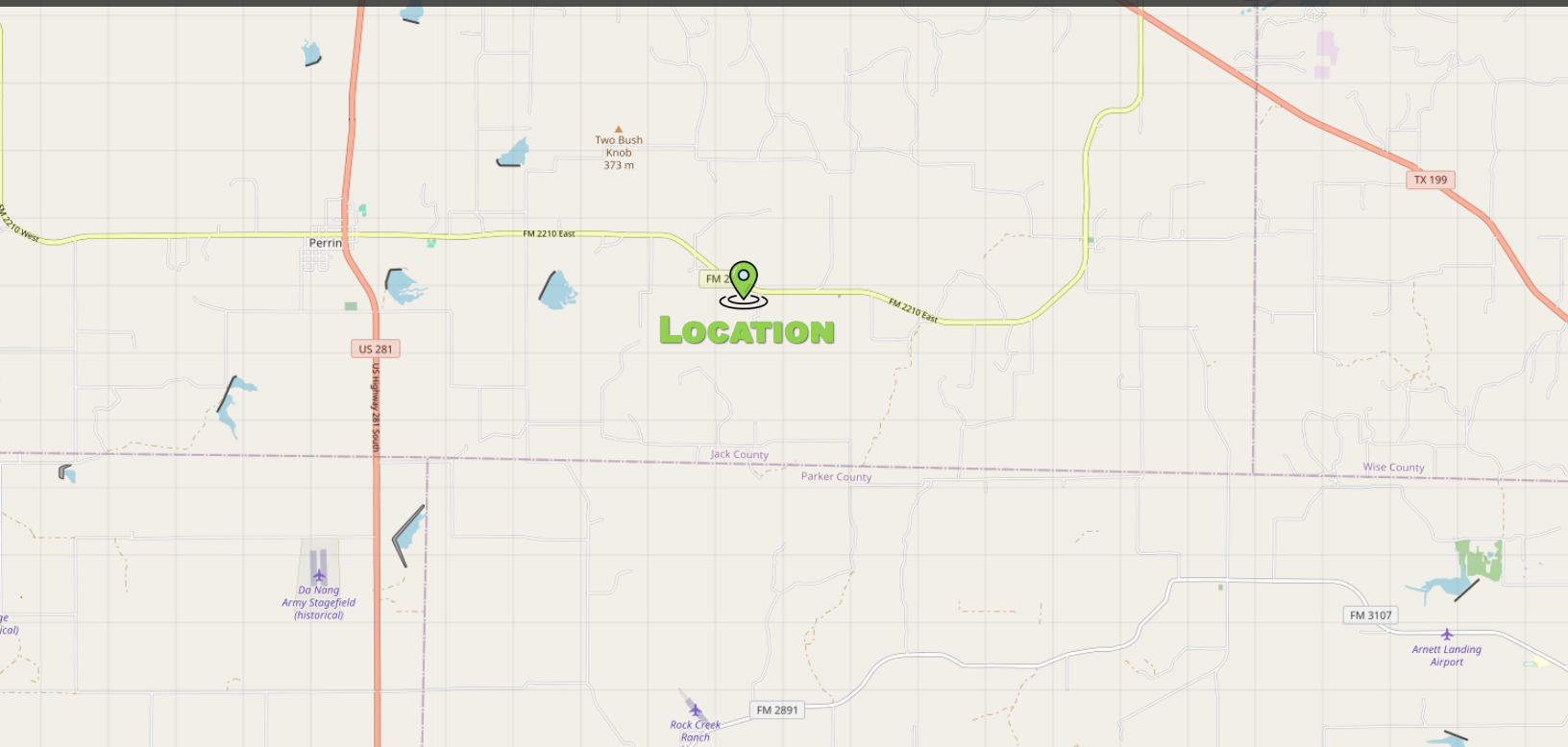
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4180 E FM 2210, Perrin, Texas (Jack County) | ±86.99 Acres



Asking Price: \$1,960,000 | ±86.99 Acres

PROPERTY FEATURES

- ±2,019 SF Home with 3 Bedrooms and 2 Bathrooms
- Gated Entrance with private road, perimeter fencing and a private lake/pond
- Located approximately 4 miles east of Perrin
- Gently rolling topography with scenic elevation changes
- Mature post oak forest throughout much of the property
- Productive Windthorst fine sandy loam soils
- Excellent wildlife habitat with abundant native vegetation
- Dense creek bottoms providing cover and travel corridors for wildlife
- Established food plots and strategically placed open areas
- Abundant white-tailed deer, turkey, songbirds, and other native wildlife
- Native hardwoods, blackberry thickets, and nut-producing trees
- Native and introduced pecan trees
- Comfortable residence ideal for full-time living or weekend retreats
- Greenhouse for year-round gardening
- Auxiliary outbuildings for storage and ranch operations
- Deep Trinity Aquifer water well
- Established gardens and productive growing areas
- Private, peaceful setting with exceptional recreational opportunities
- Ideal for hunting, recreation, ranching, homesteading, or a family retreat



EXECUTIVE SUMMARY

Located just 4 miles east of Perrin in the southeasternmost corner of Jack County, Texas sits these amazing +/-86 acres. Dominated by mature post oak trees this gently sloping land comprised primarily of fine sand loam soils (Windthorst) support vegetation ideal for wildlife habitat. Blackberry bushes, native hardwood and nut trees abound attracting and holding wildlife of all types from rare songbirds to abundant white-tailed deer. Densely wooded creek bottoms and low land areas interspersed with intelligently placed open areas and food plots give variety of flora and aesthetic appeal. Native and introduced pecan trees are yet another draw source for wildlife and game animals. This property has been smartly stewarded by the same family since 1992 enjoying the sustainable abundance the property offers from native forage and productive planted gardens. Very comfortable living accommodations, sensible auxiliary buildings including a greenhouse make this property an ideal comfort spot. A deep Trinity water well serves the house and surrounding grounds.

Shown by appointment only.

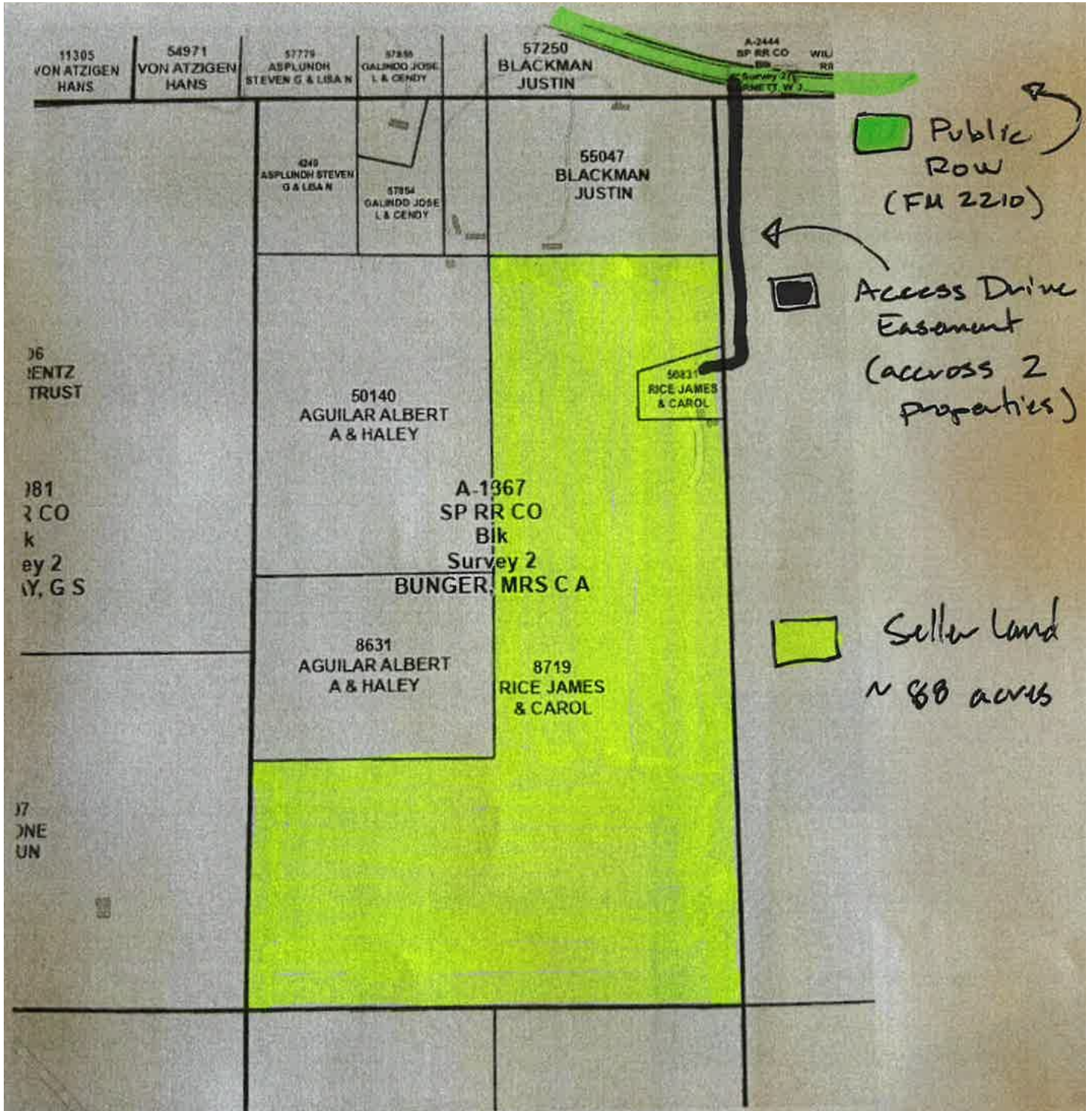




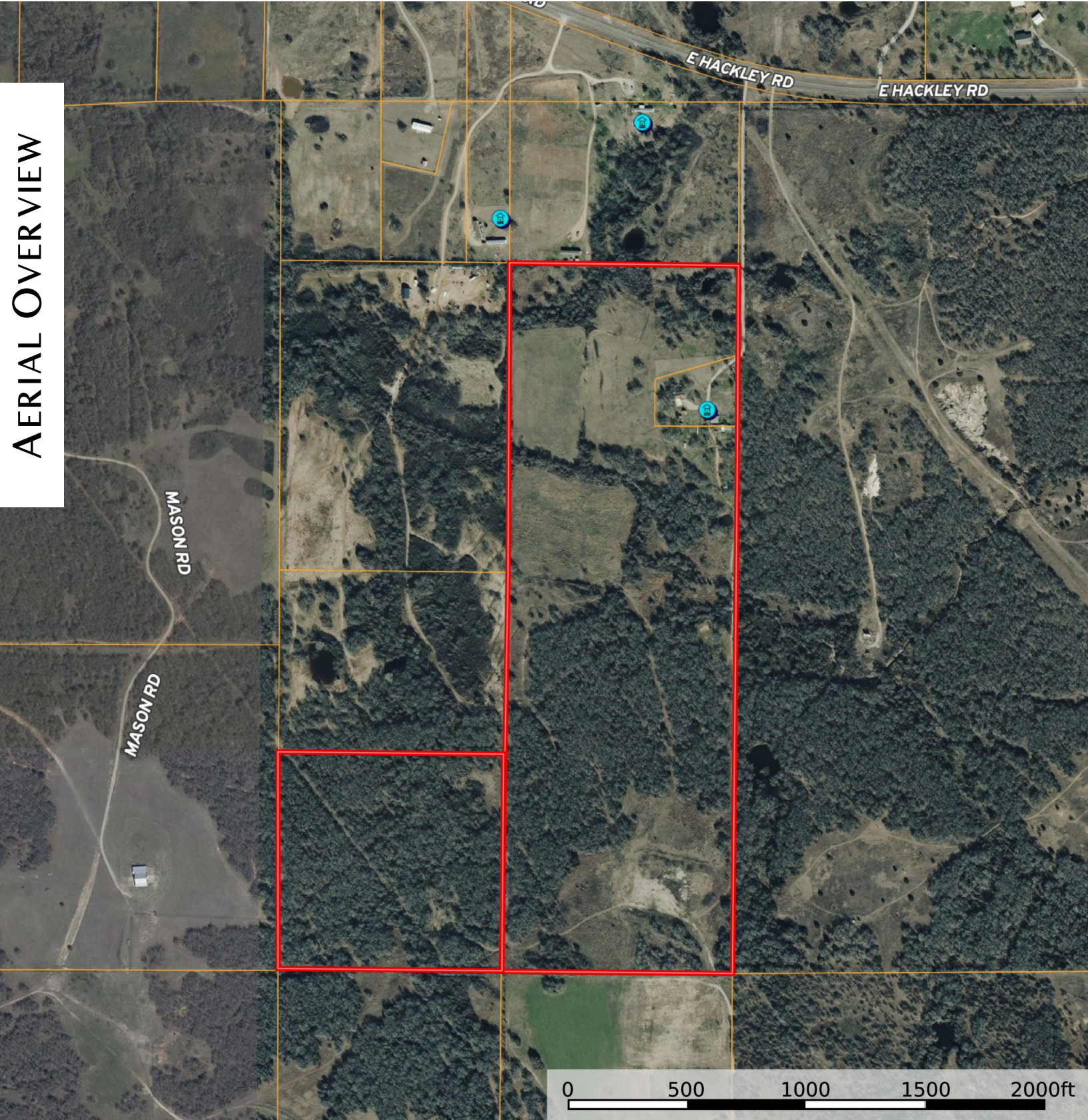


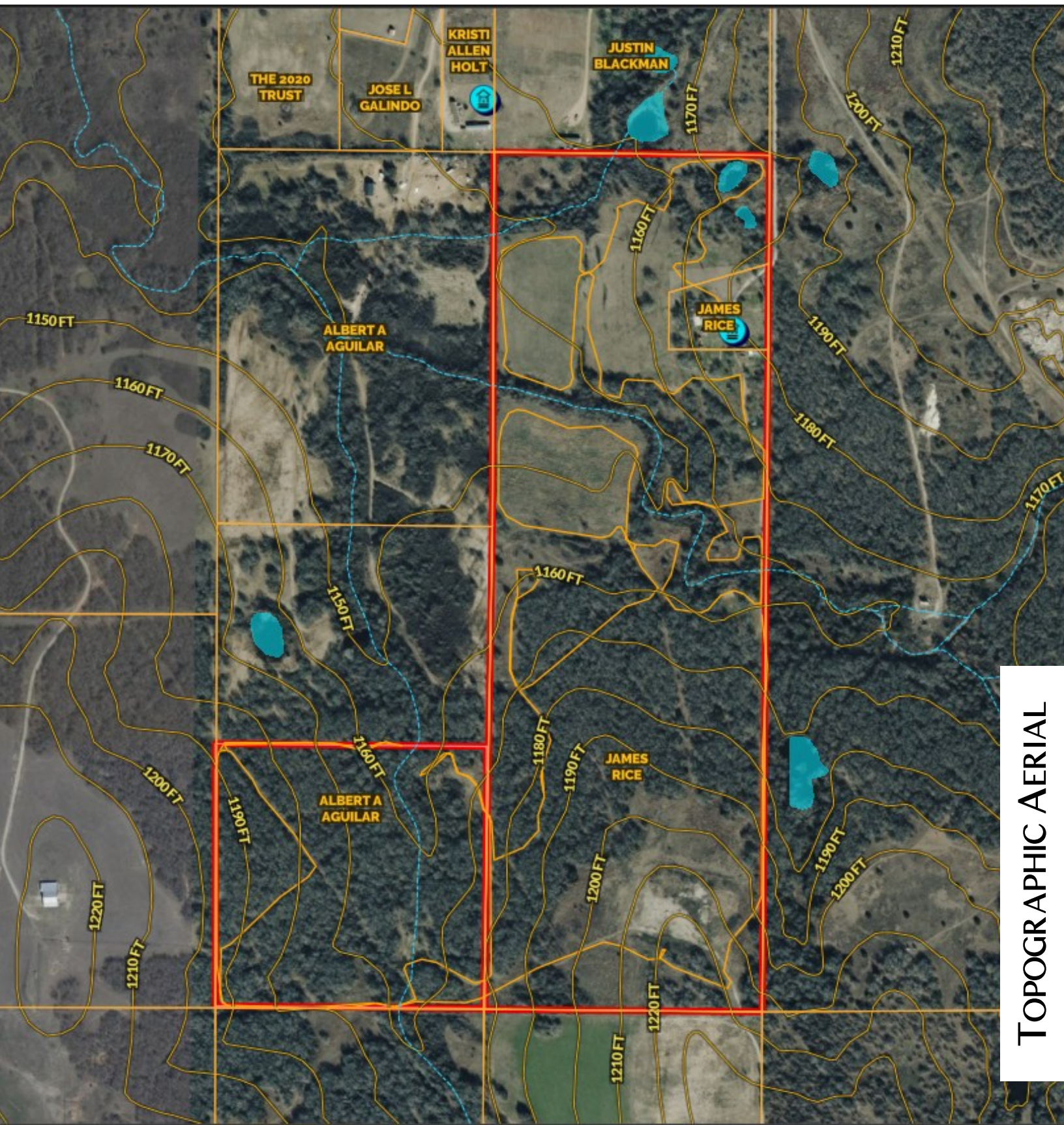


County Plat (markup)



AERIAL OVERVIEW





TOPOGRAPHIC AERIAL