

Exceptional Homesite Potential & Commercial Opportunity Near Bois d'Arc Lake

146± ACRES BUY ALL OR PART

OFFERED IN 8 TRACTS FROM 11+/- ACRES



PROPERTY LOCATION:

FM 1396 and FM 897, Fannin County, Texas
Less than 1± mile from the new Bois d'Arc Lake

WEDNESDAY SEPT 29 • 10 AM



**Buford Resources
Real Estate
& Auction**

Craig Buford, Broker/Auctioneer

AUCTION

AUCTION LOCATION:

Roy Floyd Community Center (Armory)
1100 W 5th, Bonham, TX 75418

Don't miss an opportunity to own a piece of paradise minutes from the new Bois d'Arc Lake. Unwind, escape the city, and experience the country's serenity while having the opportunity for extensive recreation at your backdoor. Boating, fishing, water-skiing, kayaking, and much more will be right at your fingertips with a public boat dock close by*. Build now or build later on your ideal piece of property. The property features rolling terrain, mature trees, and 6 ponds. This property also lends itself to commercial opportunity with the southern tracts having frontage on FM 1396 at the intersection of FM 897. All tracts have tremendous opportunities. If you're looking for a slice of privacy in the country near remarkable recreational opportunity – this property is for you!

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PROPERTY FEATURES

- Minutes from Bois d'Arc Lake
- Exceptional Homesite Potential
- Commercial Opportunity with FM 1396 Frontage at the intersection of FM 897
- County Road and Farm to Market Frontage
- North side of property borders Caddo National Grassland
- Mature Trees
- 6 Ponds Throughout
- Rolling Terrain
- Full property would make a nice ranch estate
- Sam Rayburn ISD

LOCATION

15 minutes from Bonham, Texas
 40 minutes from Sherman, Texas
 45 minutes from Durant, Oklahoma
 1 hour from the Dallas Metroplex

Directions From Bonham 6.5± miles east on Hwy 82, 6.4± miles north on FM 897 to property on north side of the road



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ABOUT BOIS D'ARC LAKE:

*The 16,641± acre lake is located northeast of the city of Bonham in Fannin County and will have a max depth of 70 feet. The lake will be available for recreational use with three public boat ramps as well as picnic areas. Current plans call for stocking the lake with largemouth bass, sunfish, crappie, and catfish.



SCAN FOR ADDITIONAL PROPERTY INFORMATION



Property tour available by appointment. See website for proposed lake maps.

Terms: *According to North Texas Municipal Water District. TX #13500. 10% Buyer's Premium. Visit website for full auction terms. Franchise office is independently owned and operated.