

THURSDAY, APRIL 7 | 10 AM

AUCTION | 58± ACRES

Homesite / Ranchette Potential with Ample Privacy,
Recreational Land, and Subdivision Investment Opportunity



BUY ALL OR PART: TRACTS FROM 12.5± ACRES

4750 FM 2029, TELEPHONE, FANNIN COUNTY, TX

AUCTION LOCATION: Roy Floyd Community Center (Armory), 1100 W 5th, Bonham, TX



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PROPERTY FEATURES:

- Excellent Homesite / Ranchette Potential with Ample Privacy
- Recreational Land
- Ponds Throughout
- Wildlife Cover
- SE Corner of Property Borders Caddo National Grassland
- Mature Trees
- Subdivision Investment Opportunity
- Rural Water to the Property
- FM and CR Frontage Surround the Property
- Sam Rayburn ISD

LOCATION:

- 25± Minutes from Bonham, TX
- 45± Minutes from Sherman, TX
- 50± Minutes from Durant, OK
- 1± Hour from the Dallas Metroplex

Directions From Bonham: 6.5± miles east on Hwy 82, 6.4± miles north on FM 897, 1.6± miles east on FM 1396, 3.95± miles north on FM 2029 to property on NE corner



SCAN FOR ADDITIONAL PROPERTY INFORMATION



SCAN ME

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