

AUCTION

THURSDAY, JUNE 25 | 10 AM

30± ACRES | BUY ALL OR PART

OFFERED IN 3 TRACTS FROM 8.5± ACRES

DIRECT ACCESS TO 10,648± AC OF CONTIGUOUS & ADJACENT CADDO NATIONAL GRASSLANDS WMA LAND



EXCEPTIONAL HUNTING & RECREATIONAL OPPORTUNITY

PROPERTY LOCATION: 3842 FM 2029, Telephone, Fannin County, TX 75488

AUCTION LOCATION: Roy V Floyd Community Center, 1100 W 5th St., Bonham, TX 75418



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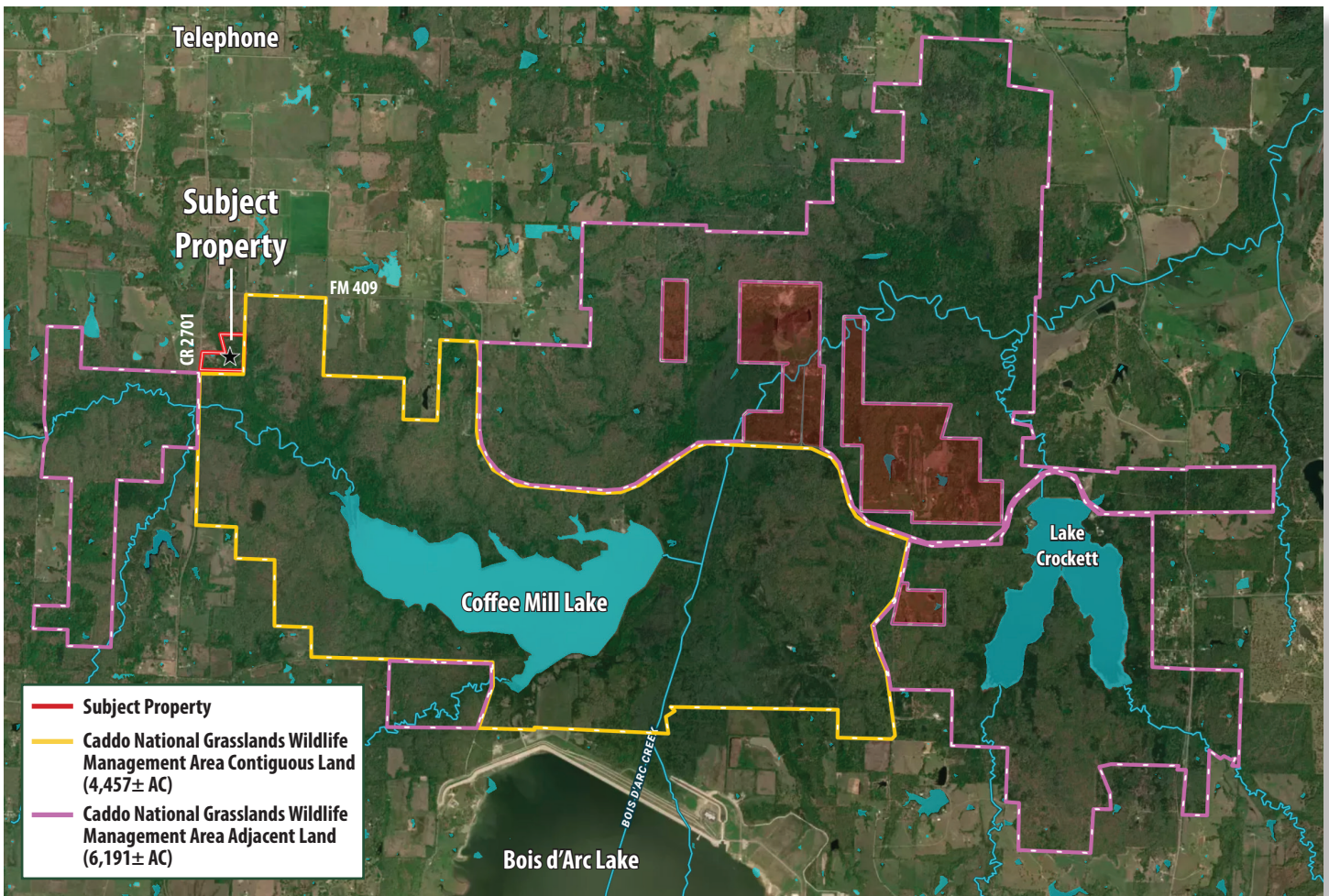
Terms: 10% Buyer's Premium.

Buyer is responsible for doing due diligence.

Visit website for full auction terms. Franchise office is independently owned and operated.

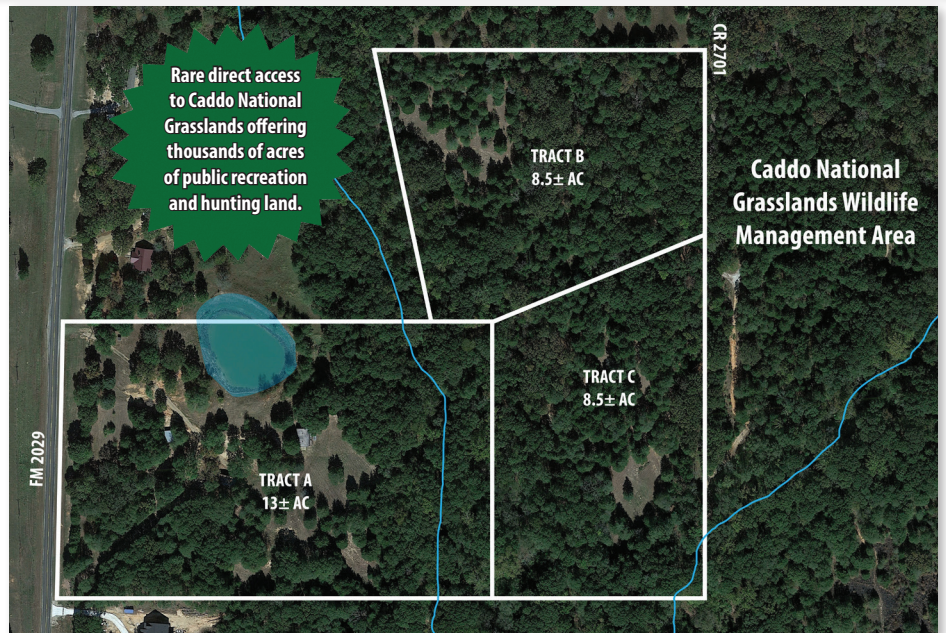


ACCESS TO OVER 10,648± ACRES OF CADDO NATIONAL GRASSLANDS WMA



PROPERTY FEATURES:

- Borders 4,457± acres of Caddo National Grasslands WMA with access to an additional 6,191± adjacent acres
- Rare opportunity to own private land while having direct access to one of North Texas' premier public land recreation areas
- 30' x 40' Cabin
 - 20' x 15' Covered Porch & Patio
 - Living area w/ camp kitchen
 - 2 Bunk Areas, Bathroom w/ shower
- 30' x 40' Shop w/ concrete floor
 - 14' Sliding doors in back
 - 10' Overhead door in front
 - Water & Electric
 - Outdoor sink
- Well Water
- Pond & multiple seasonal creeks
- Abundant wildlife including whitetail deer, turkey, waterfowl, & other native species
- Exceptional location within minutes of Bonham, 1± hr from DFW Metro, & 50± min from Durant, OK



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