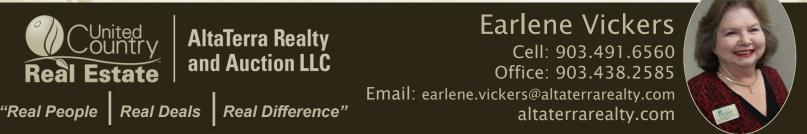


Country Home With Lake On Acreage For Sale 137 CR 1345, Clarksville Texas 75426

Come to the country & enjoy this unique architectural country home overlooking approximately 2 acre lake sitting on a hill on 16 acres. Open area for living, dining, kitchen area. Beautiful fireplace in living area & also built in bookcases. Master bedroom has a balcony overlooking the lake! Master bath has double walk in closets. Interior has had fresh paint. This property has frontage on Highway 37 & CR 1345. The acreage is mostly open with scattered trees & some pecan trees. It is fenced & could have horses or few head of cattle, or however you choose to use the acreage. There is an older barn & another building could use for storage, etc. It is located about 30 minutes from Paris, 40 minutes from Mt. Pleasant, 35 minutes from Idabel, OK, 35 minutes from De Kalb, 2 hrs to Dallas. Perfect for country living, retirement, weekend getaway, country retreat, enjoy scenic lake, and peaceful beautiful location. Come see!

JUST REDUCED! \$209,900 • 3 Bedroom • 3 Bathrooms • 2,739 Square Feet • 16.30 Acres

UC MLS # 42233-12821



"The information contained in this brochure has been obtained from sources believed to be reliable and is believed to correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers."