

Hughes Springs 72 WH
TBD CR 1463
Hughes Springs, TX 75656

\$359,900
71.900± Acres
Cass County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Hughes Springs 72 WH
Hughes Springs, TX / Cass County

SUMMARY

Address

TBD CR 1463

City, State Zip

Hughes Springs, TX 75656

County

Cass County

Type

Hunting Land, Timberland

Latitude / Longitude

33.026213 / -94.492716

Acreage

71.900

Price

\$359,900

Property Website

<https://www.mossyoakproperties.com/property/hughes-springs-72-wh-cass-texas/49823/>



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Hughes Springs 72 WH Hughes Springs, TX / Cass County

PROPERTY DESCRIPTION

The Hughes Springs 72 enjoys great undulation and topography with approximately 60% cutover with naturally regenerating oak and pine seedlings. The balance is in older timber stand providing great wildlife sanctuary. The roads and trails were filled with whitetail deer and hog tracts heavily using the nutrient rich cutover are to browse. Several excellent areas to develop food plots and feeding stations for additional whitetail recruitment.

Electricity appears to be available down the CR, but would need to be confirmed.

Great tract with the right ingredients to develop to taste for the hunter or outdoor enthusiast.

Seller willing to consider seller financing with 20-25% down payment and competitive interest rates and terms with acceptable contract.

Call Steve Baxter @ [972-816-4738](tel:972-816-4738) or email @ sbaxter@mossyoakproperties.com

LOCATION: Hughes Springs, TX (Cass county)

- Dallas- 2.5 hours
- Tyler - 1 hour 20 minutes
- Shreveport - 1.5 hours

CLIMATE: 45" annual rainfall

UTILITIES: Electricity and water to be verified

WILDLIFE: Whitetail deer, feral hogs

MINERALS: Surface sale only

VEGETATION: Planted plantation pine with varying age classes; mature hardwoods along SMZ

TERRAIN: Generally flat to gently rolling

SOILS: Sardis-Manco complex; Bowie fine sandy loam; Cuthbert fine sandy loam

IMPROVEMENTS: NA

CURRENT USE: Timber production; Hunting

POTENTIAL USE: Retreat, timber management, hunting and recreation



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FENCING: Perimeter fencing

ACCESS: CR 1463 frontage

EASEMENTS: NA

LEASES: Hunting lease (can be maintained or terminated upon closing and funding at new owner's discretion)

Contact Steve Baxter @ [972-816-4738](tel:972-816-4738) to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Steve Baxter, Broker and G2 Outdoors Brokerage, LLC.

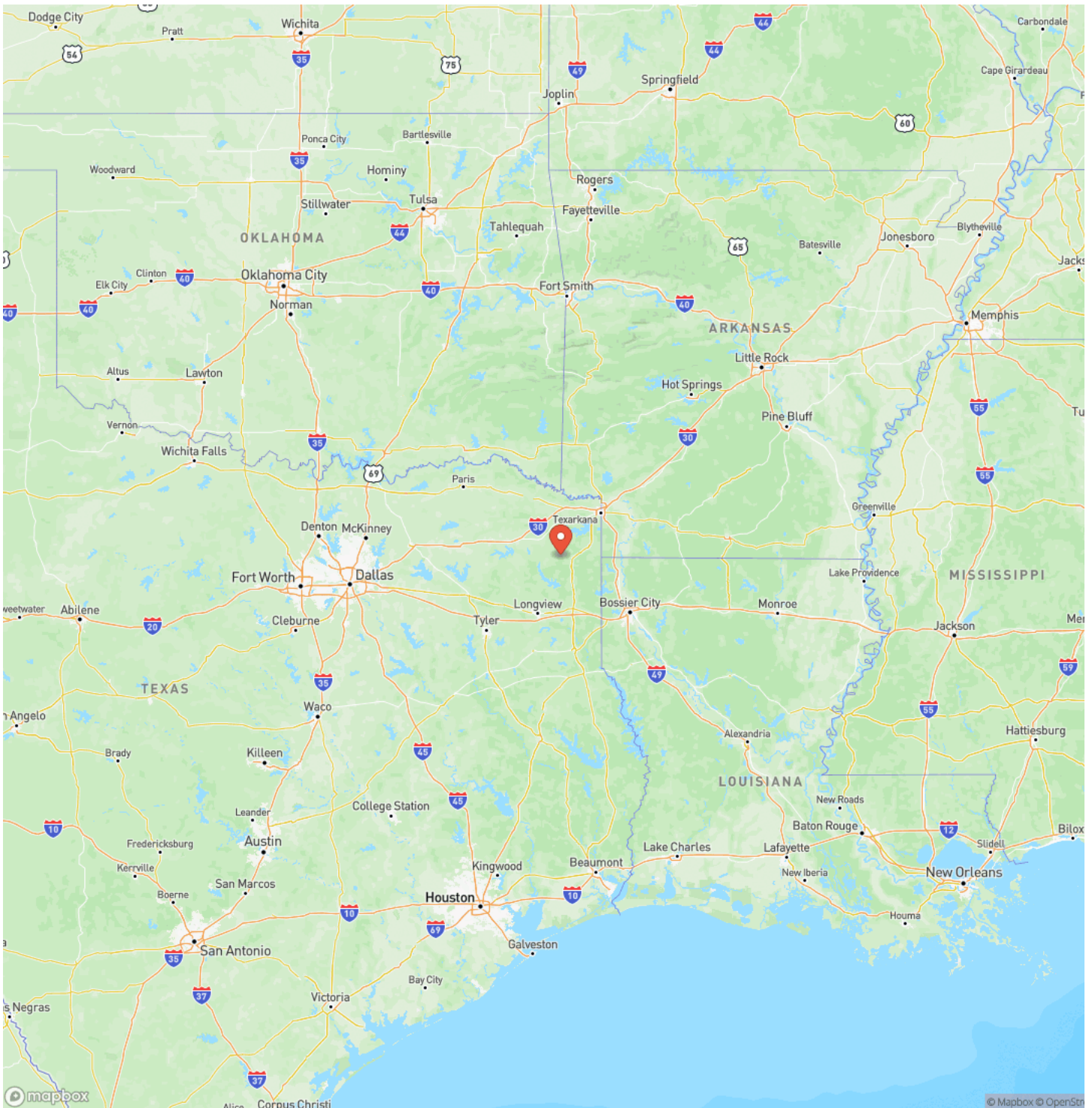


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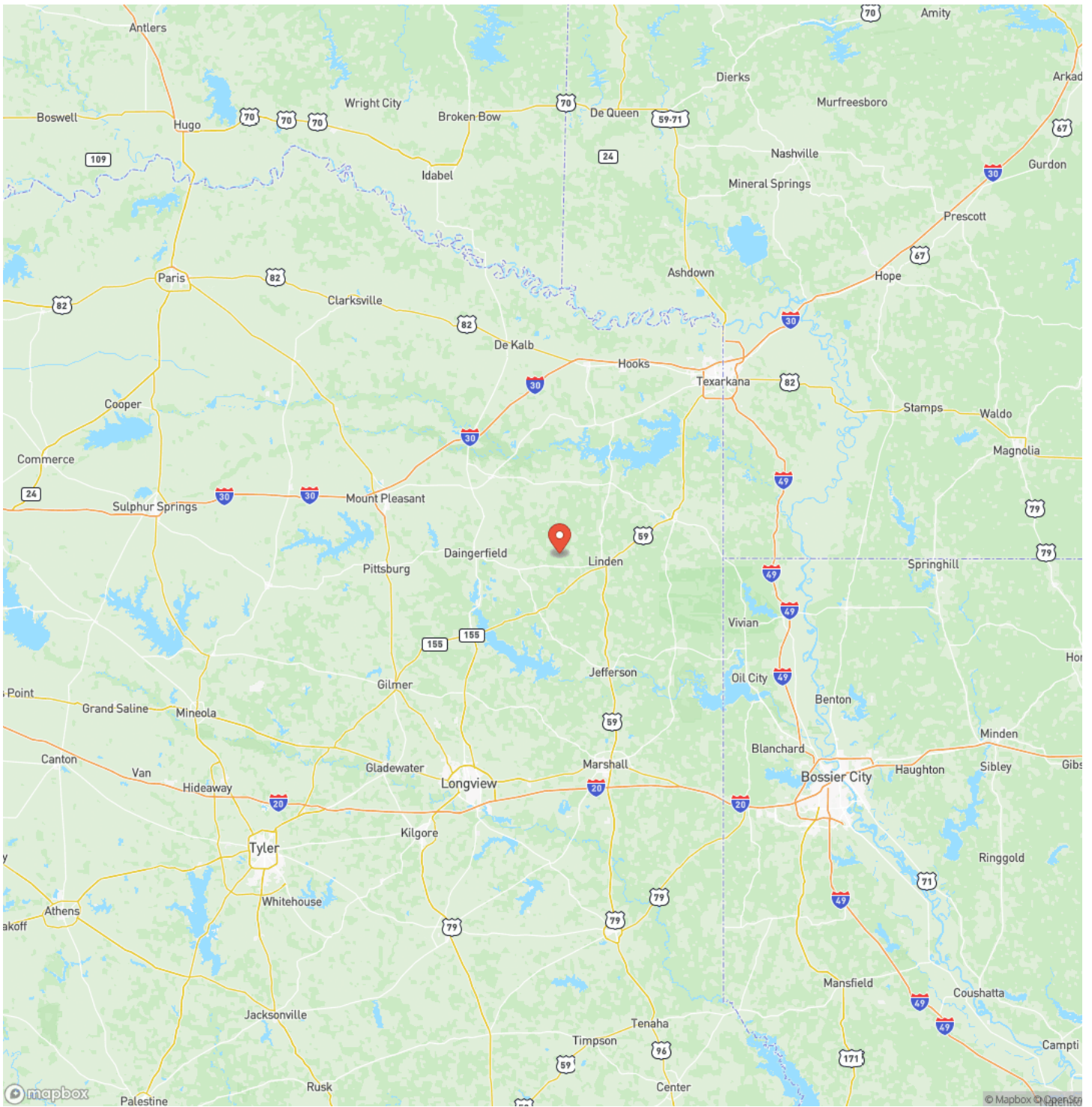
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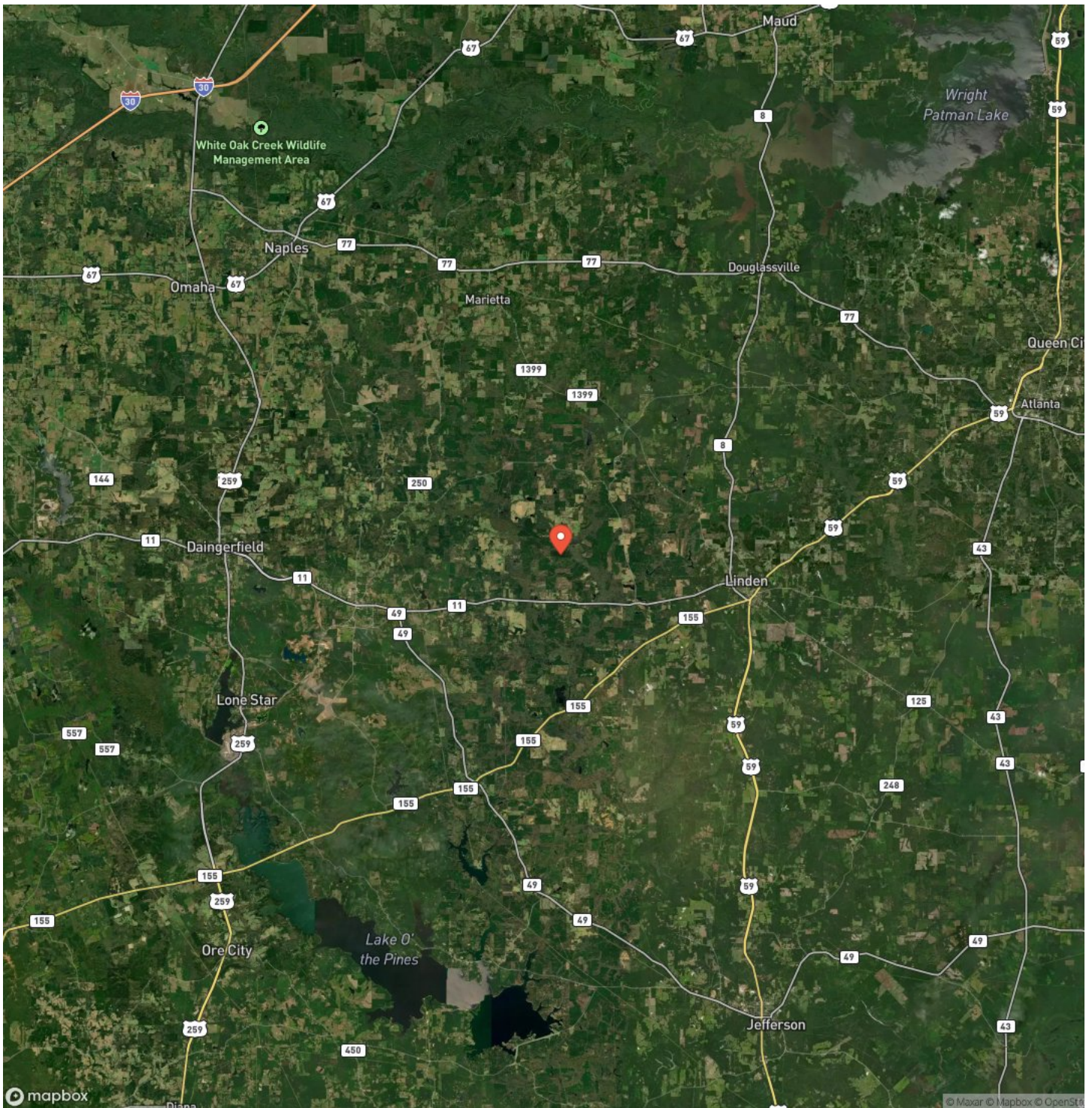
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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