

Pecan Shore Retreat
2085 S Oaks Ln
Lone Oak, TX 75453

\$497,000
2.590± Acres
Hunt County



MORE INFO ONLINE:

MoreofTexas.com

Pecan Shore Retreat
Lone Oak, TX / Hunt County

SUMMARY

Address

2085 S Oaks Ln

City, State Zip

Lone Oak, TX 75453

County

Hunt County

Type

Lakefront, Lot, Business Opportunity

Latitude / Longitude

32.981401 / -96.005034

Acreage

2.590

Price

\$497,000

Property Website

<https://www.mossyoakproperties.com/property/pecan-shore-retreat-hunt-texas/83477/>



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PROPERTY DESCRIPTION

Lake Tawakoni Waterfront Retreat

Rocky Ford – Hunt County, TX

A Rare Blend of Lakefront Access, Seclusion, and Community Perks

Some lakefront properties give you a view. Others offer a feeling. This one delivers both. Anchored by deep water, framed by mature pecans, and grounded in a park-like setting where privacy meets possibility.

Set within the gated Rocky Ford community just outside of Lone Oak, this full deeded acre (plus 1.59± SRA leaseback acres) is positioned on one of the most desirable shorelines of Lake Tawakoni. Known as the “Catfish Capital of Texas,” Lake Tawakoni’s 37,879 surface acres offer some of the best freshwater fishing in the South, and this particular tract provides a front-row seat to it all, complete with a private two-slip dock, electricity, storage, and direct access to big open water. Given the location of this property and deep water of Lake Tawakoni, this will appeal to both the angler and the water recreationalist alike.

This is more than a weekend escape. It’s a rare opportunity to build a lasting legacy just 67 miles from Dallas and 69 from Frisco, close enough for convenience, yet far enough for peace.

Property Highlights

- **Location:**
Rocky Ford community, Hunt County
5.4 mi to Lone Oak | 40 mi to Rockwall | 67 mi to Dallas | 69 mi to Frisco
- **Water Features:**
238+/- feet of private shoreline on Lake Tawakoni
Two-slip boat dock with covered storage and electricity
SRA leaseback allows additional shoreline access and usage
- **Land & Landscape:**
1+/- deeded acre plus 1.59+/- leaseback acres
Towering pecan, red oak, blackjack and post oak trees
Lamar loam soils and 20’ elevation change
Excellent build sites with deep water access and natural screening
- **Utilities & Taxes:**
Electric and water
No leases | Annual taxes: \$4,194.24
- **Wildlife & Recreation:**
Frequent sightings of whitetail deer, waterfowl, squirrels, rabbits
Elite freshwater fishing for catfish, hybrid bass, crappie, and more
Boating, kayaking, nature trails, and lakefront evenings just steps away
- **Community Amenities:**
Rocky Ford gated entry
Pool, tennis and basketball courts, covered casita with grill, fireplace, and sitting area
Adjacent to a 10-acre protected community greenbelt with walking trails



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Whether your aim is a custom lake house, a family getaway, or an investment with tangible upside and daily enjoyment, this property offers something hard to replicate, true waterfront living with the breathing room of the country and the benefits of a community. It's an invitation to slow down, take in the sunrise, and enjoy the rhythm of life on the lake.

Seller would sell their boat. Boat is not figured into the current property pricing.

To schedule your private showing, contact Cade Baxter at [214.236.4205](tel:214.236.4205)

Broker | Mossy Oak Properties – Texas Land Advisors

****Boundaries shown in aerial photos and mapping are approximate.****



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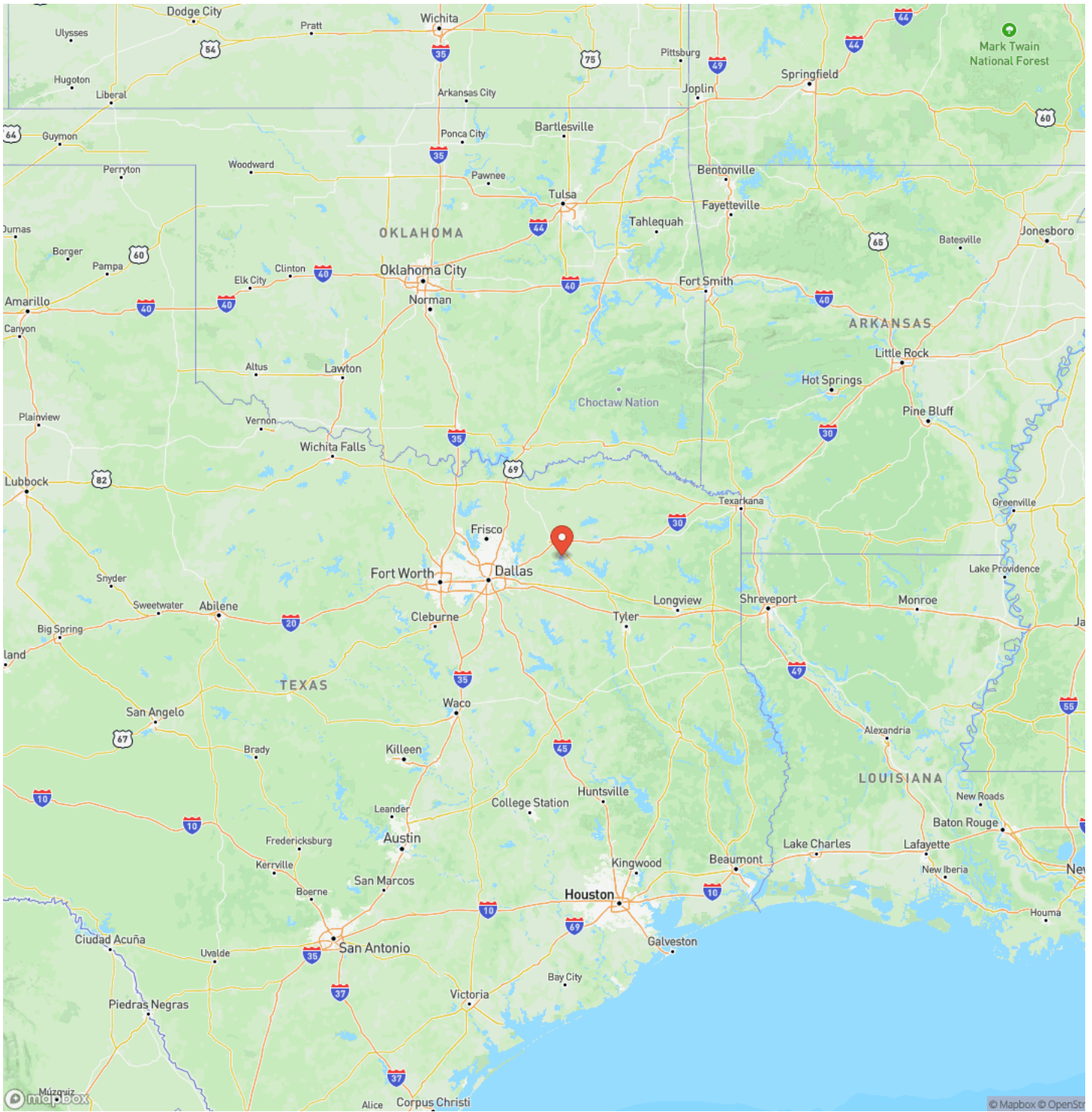
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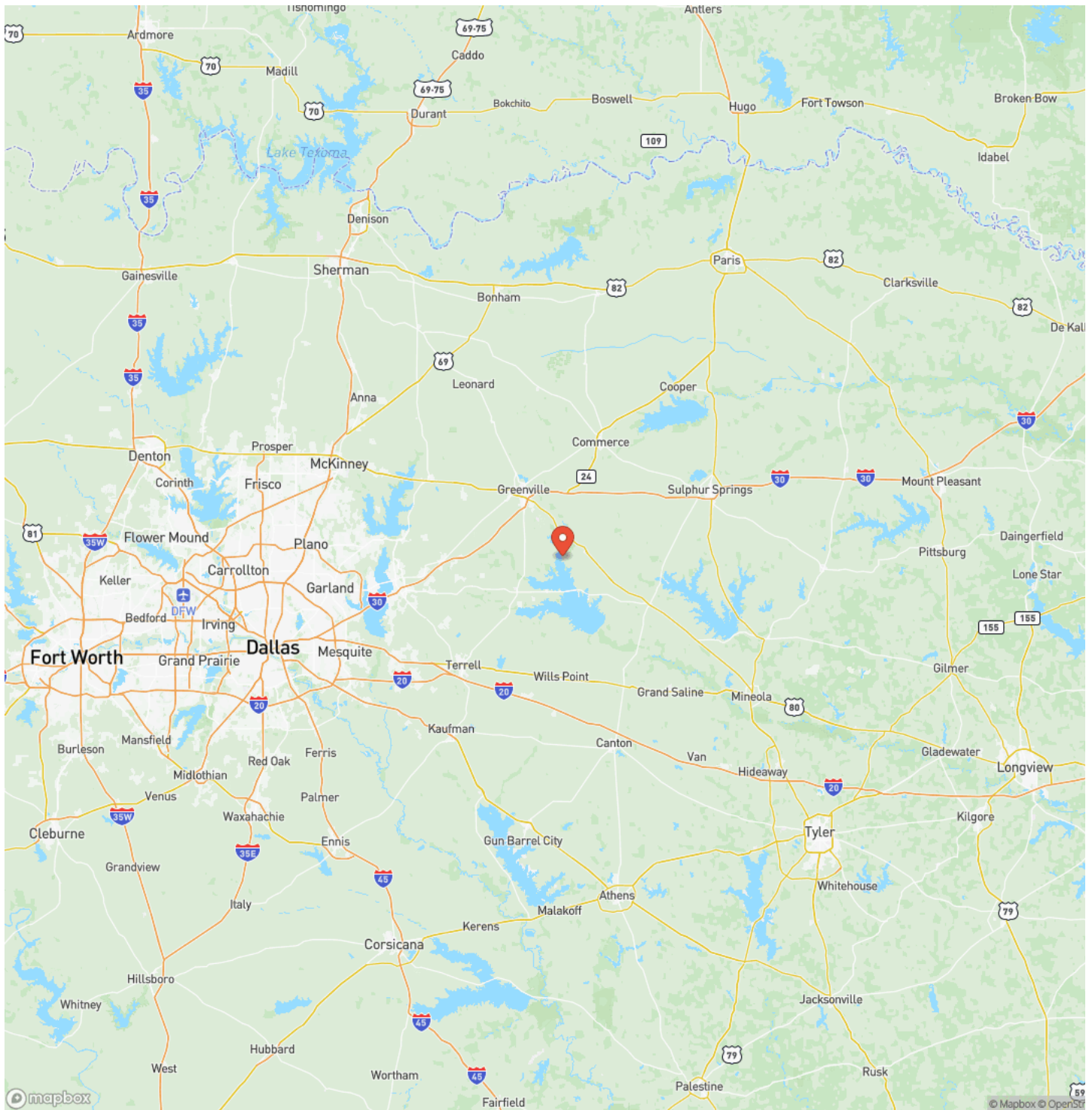
Locator Map



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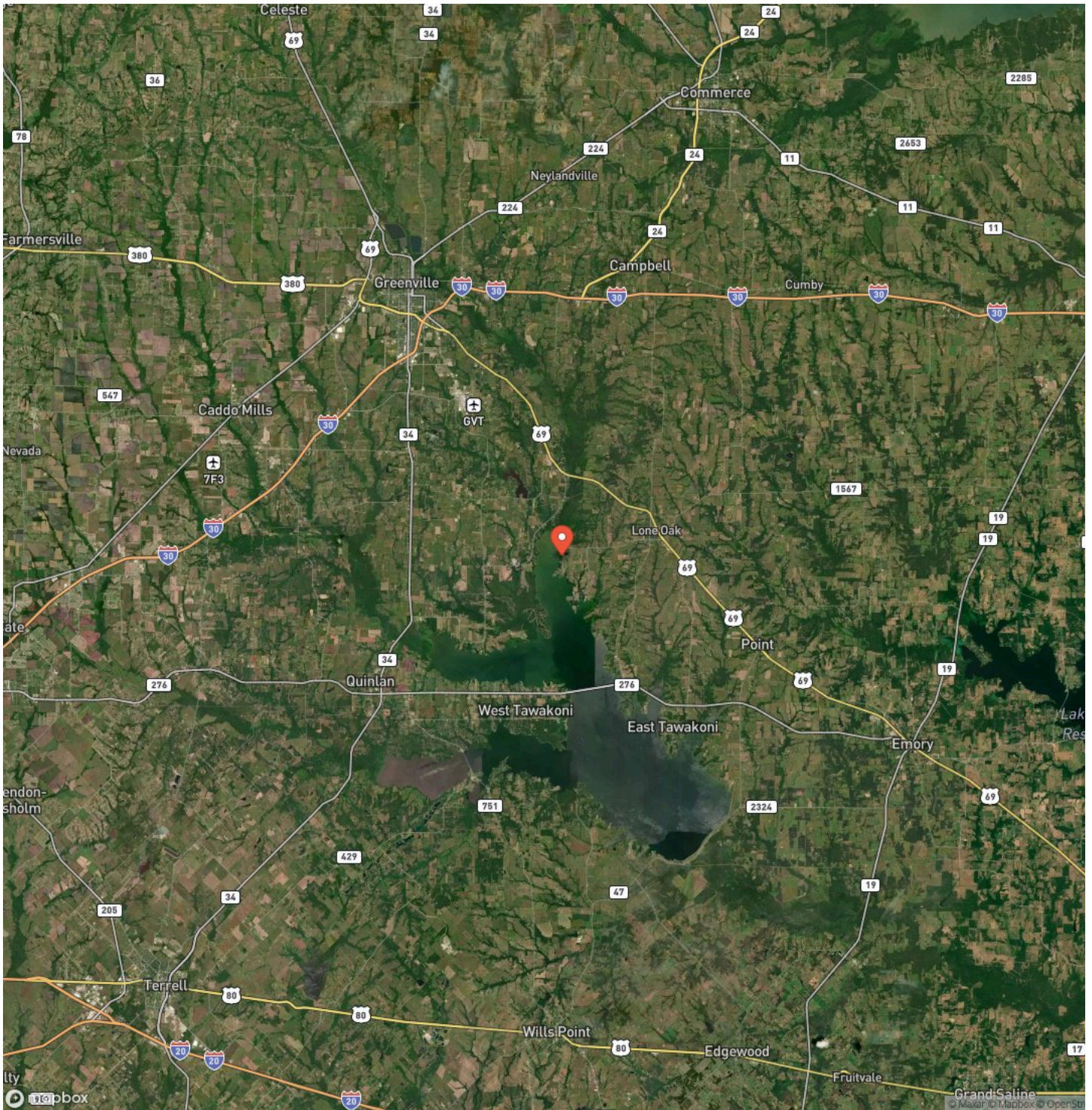
Locator Map



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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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