

16918 FR 410 S Road Cunningham, TX 75434
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\$726,000
121.930± Acres
Lamar County



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Cunningham, TX / Lamar County**

SUMMARY

Address

16918 FR 410 S Road

City, State Zip

Cunningham, TX 75434

County

Lamar County

Type

Hunting Land, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

33.447098 / -95.307962

Acreage

121.930

Price

\$726,000

Property Website

<https://www.glasslandandhome.com/property/16918-fr-410-s-road-cunningham-tx-75434-lamar-texas/110138/>



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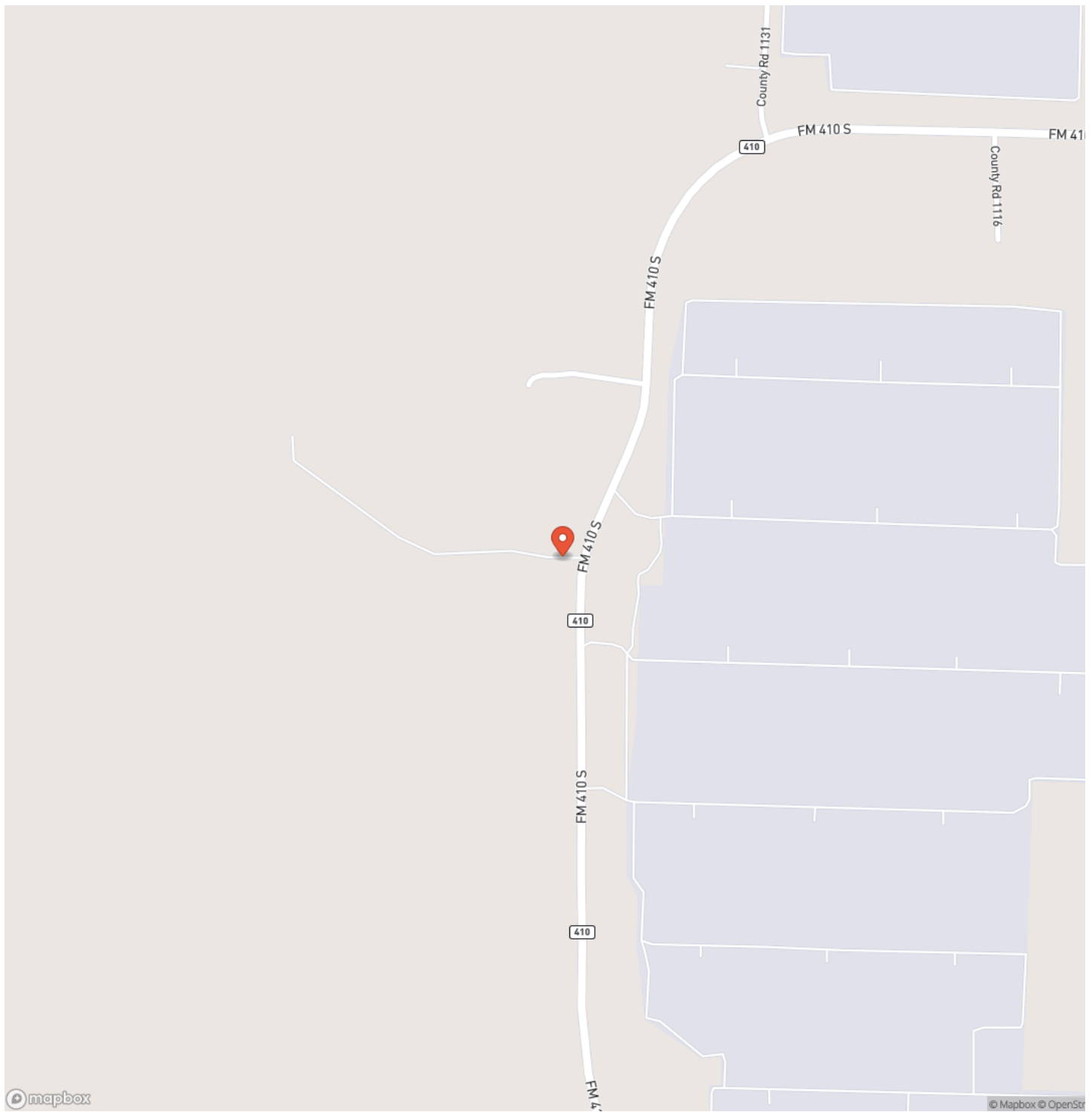
PROPERTY DESCRIPTION

Welcome to Brushy Creek Ranch, your 123+- acre private hunting ranch located in Southeast Lamar County, Texas. Located 1.5 hours North of DFW, Brushy Creek Ranch offers FM road frontage, coop electric and water, an older well maintained 2 bed - 2 bath modular home with barns and out outbuildings ideal for a weekend camp. Large mature oak trees, rolling topography with a mix of opening's ideal for food plots. Drop off into the bottom along the Brushy Creek offering ample water making it ideal to build and create duck sloughs. The creek and heavy timber act as a travel corridor and sanctuary for white tail deer and hogs with the owner having good harvest records over the years. Trails throughout, fenced, and a small stocked pond up the hill ideal for fishing. The pasture area has been cut for hay providing a revenue stream as well as ag exemption. A great mix use ranch.

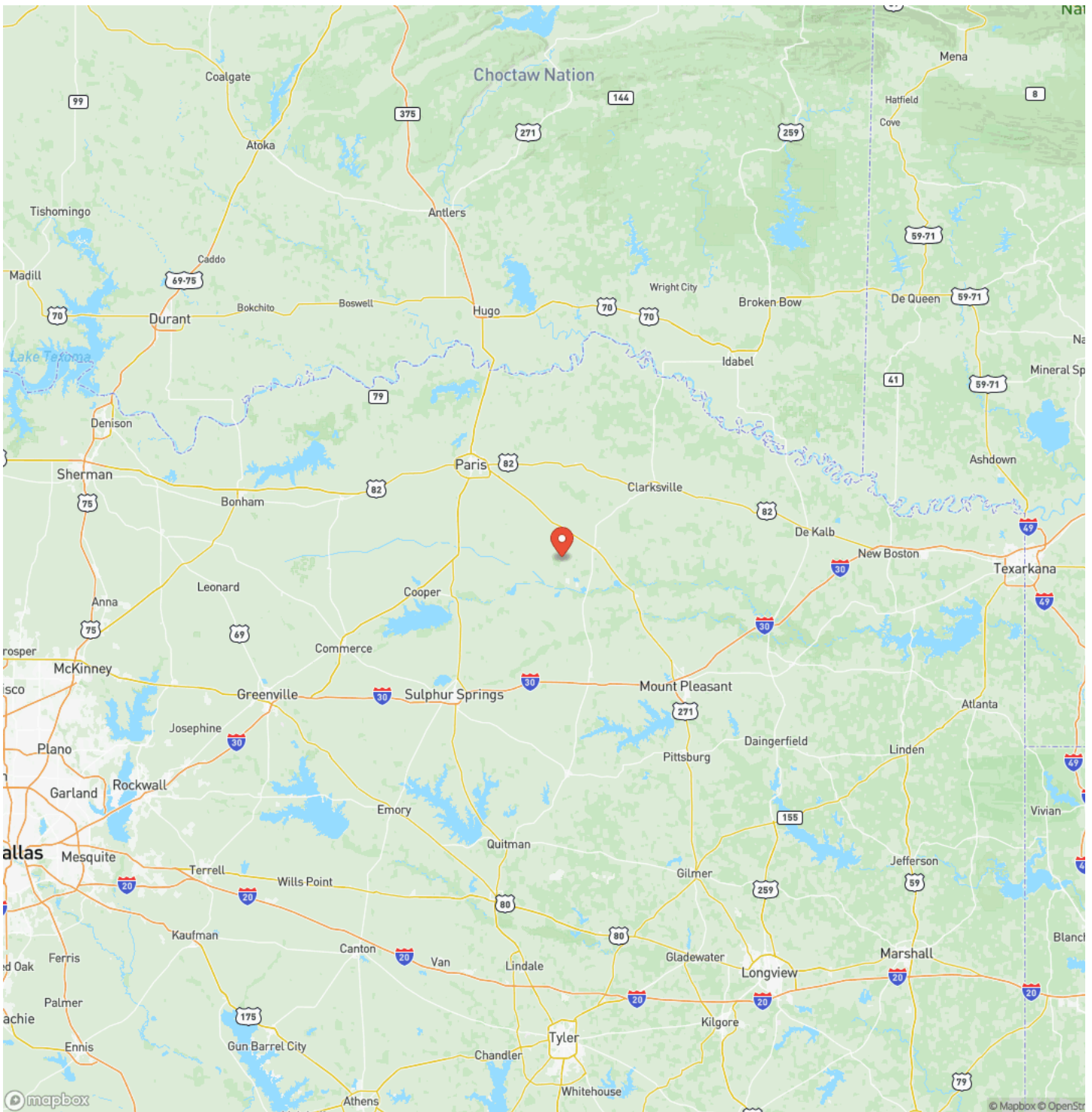
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Locator Map



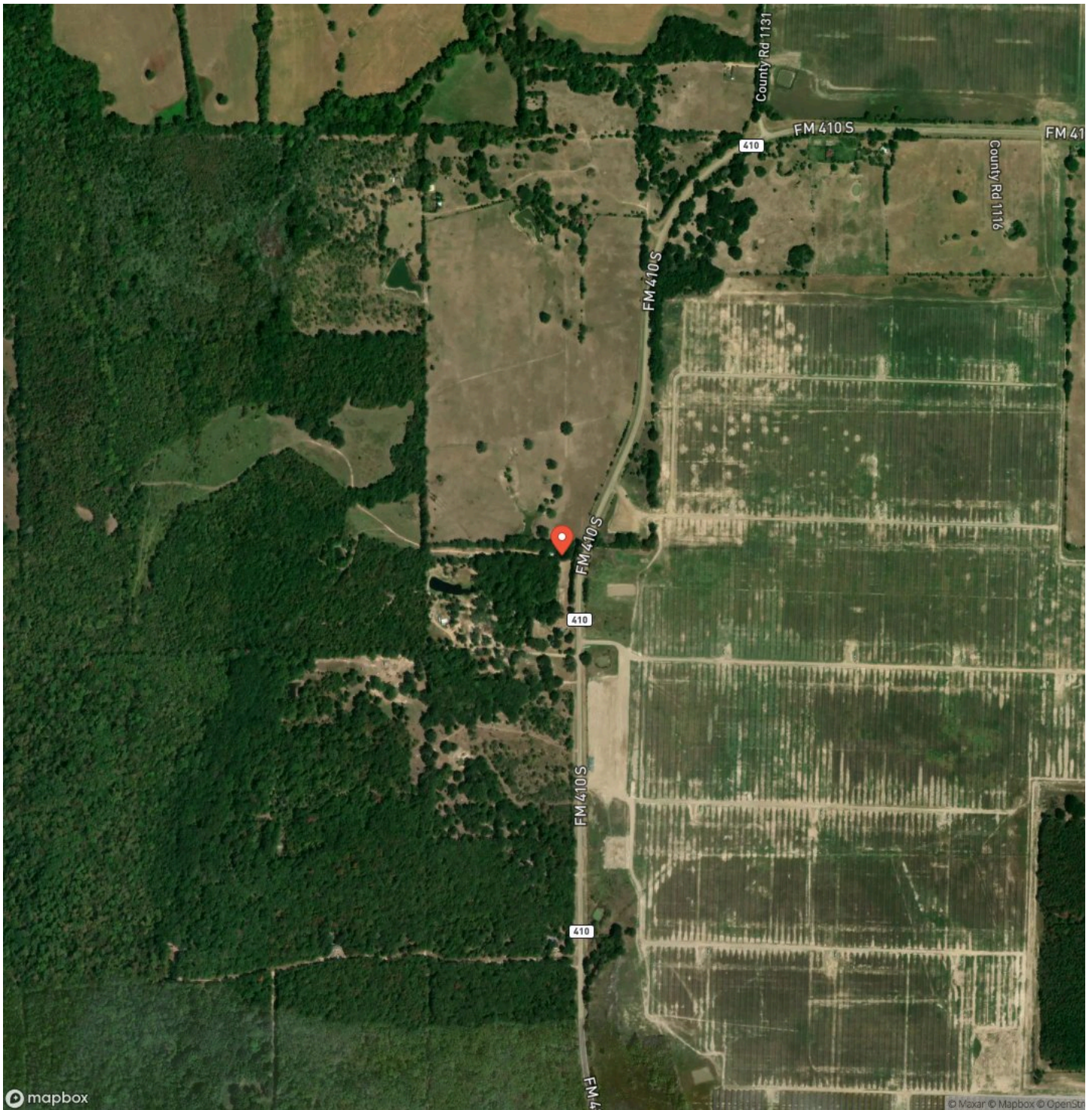
Locator Map



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

Satellite Map



DISCLAIMERS

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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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