

11+ Acres | Whiterock Community | Red River County,
TX
000 Farm To Market 1158
Clarksville, TX 75426

\$100,000
11.472± Acres
Red River County



11+ Acres | Whiterock Community | Red River County, TX
Clarksville, TX / Red River County

SUMMARY

Address

000 Farm To Market 1158

City, State Zip

Clarksville, TX 75426

County

Red River County

Type

Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

33.651534 / -94.926928

Acreage

11.472

Price

\$100,000

Property Website

www.glasslandandhome.com

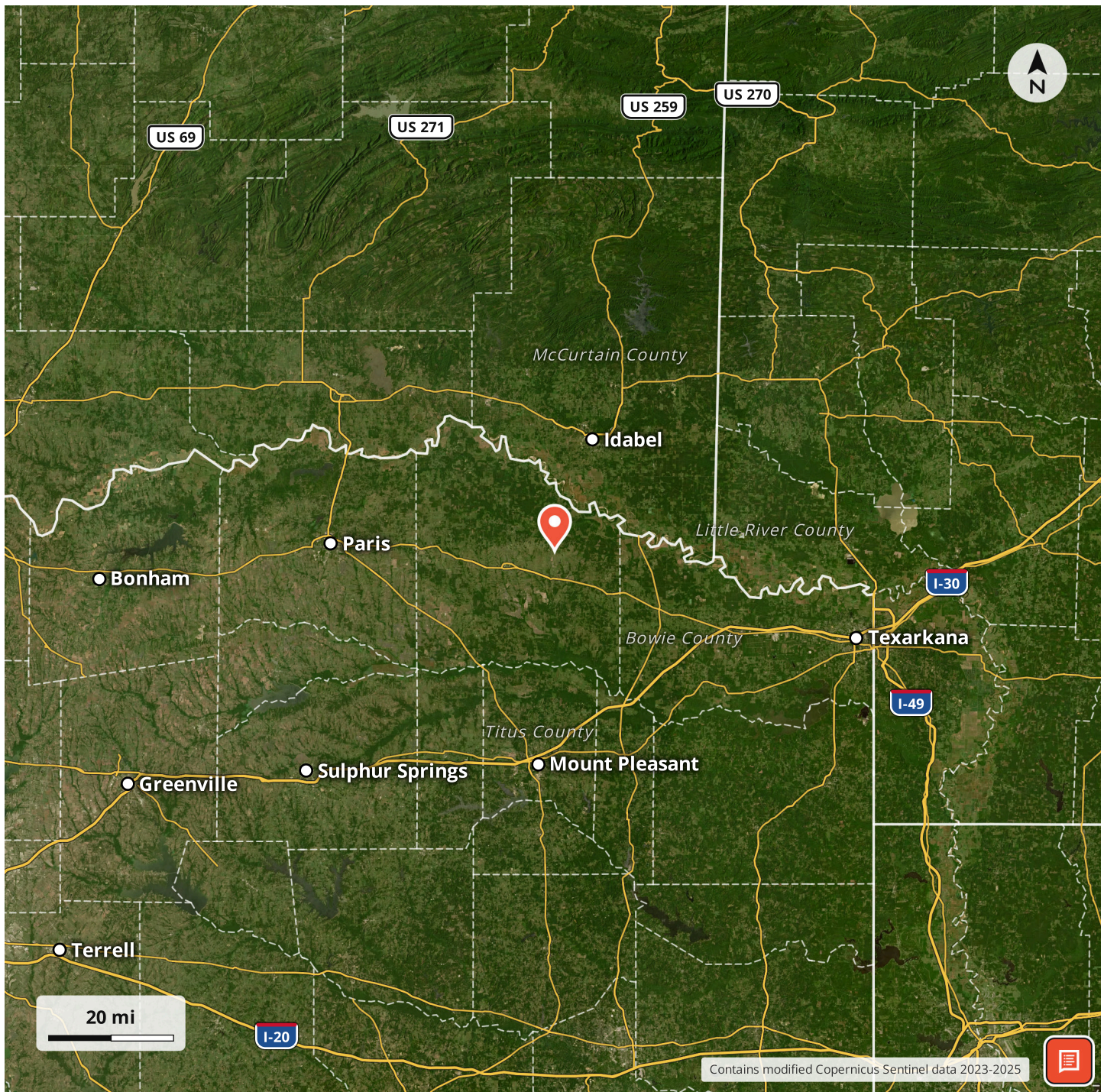


PROPERTY DESCRIPTION

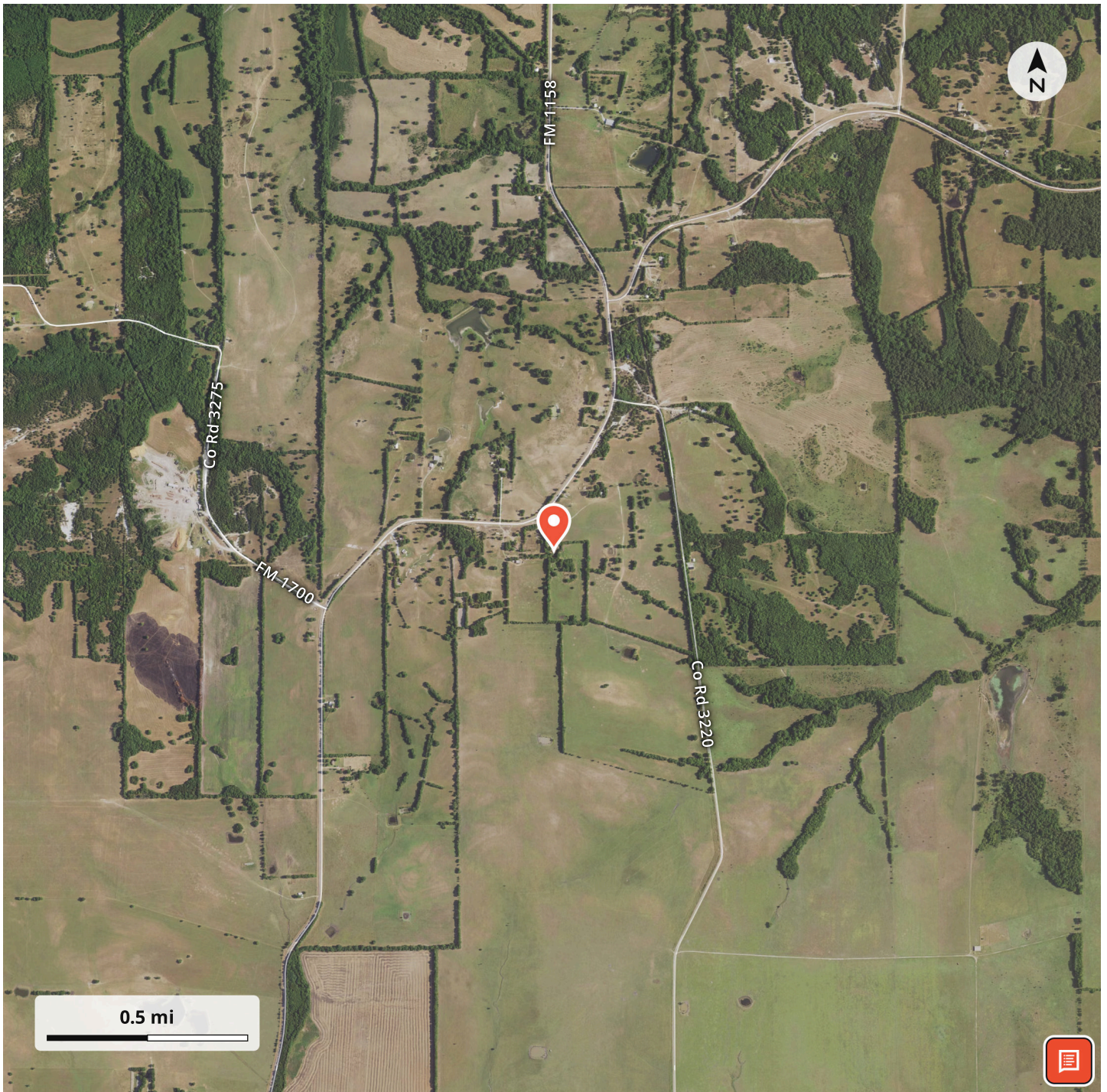
11+ Acres Whiterock Community Red River County, TX Discover the potential of this 11+ acre tract located in the peaceful Whiterock community, just north of Clarksville, Texas. Offering desirable Farm-to-Market road frontage, this property features mature trees, a small pond, perimeter fencing, and plenty of room to make it your own. Improvements include an older home considered to have no contributory value and an old barn, offering an opportunity to start fresh while maintaining the property's rural character. Cooperative electricity is available, and the property is currently Ag exempt with no known restrictions. With its mature timber, pond, and secluded rural setting, this property offers excellent hunting and recreational potential, while also providing an ideal setting to build your new dream home. Whether you're looking for a weekend hunting retreat, a small hobby farm, or a peaceful country homestead, this versatile acreage offers plenty of possibilities.



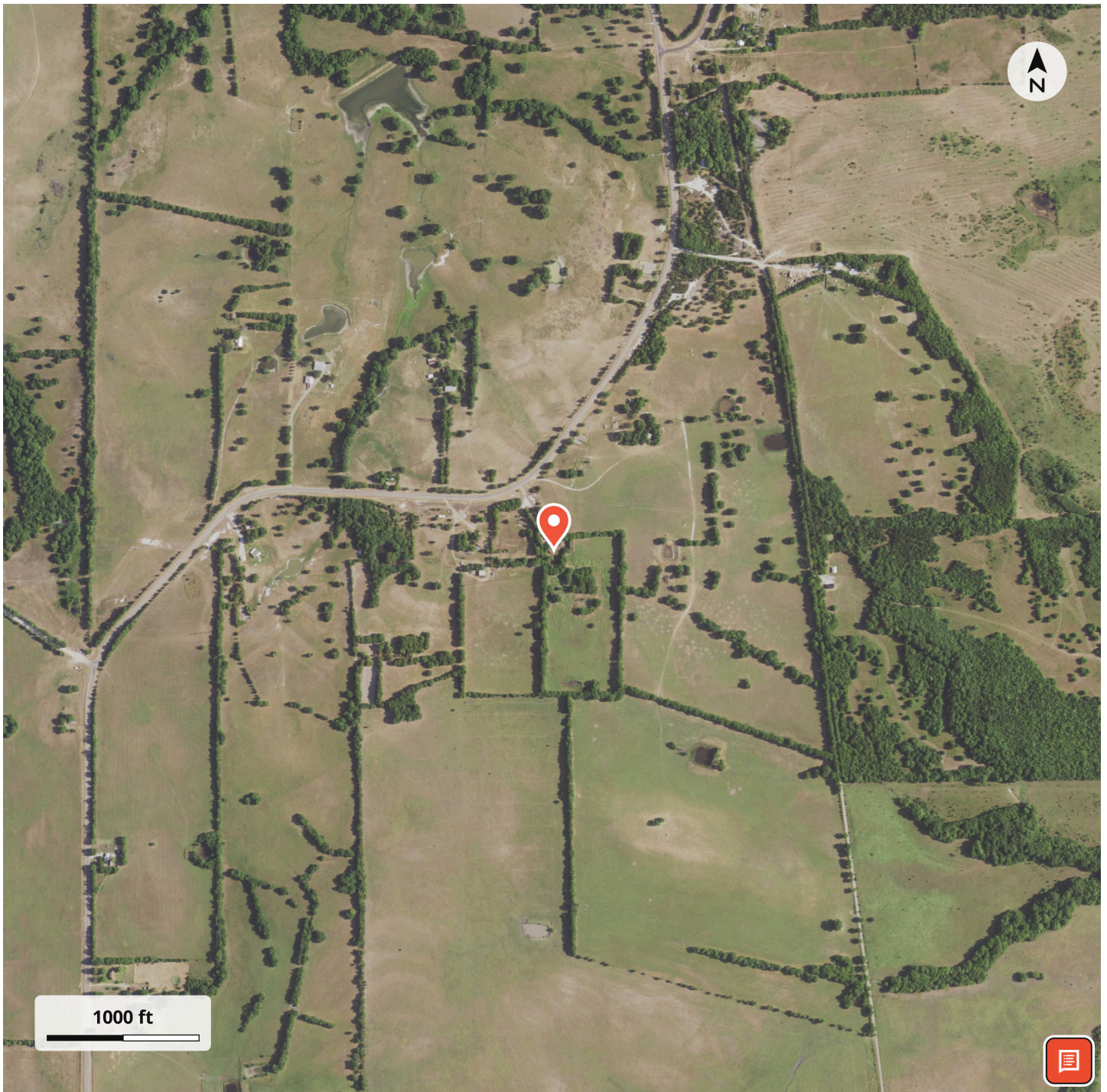
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Paris, TX 75460

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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