

6517 County Road 45600
6517 County Road 45600
Blossom, TX 75416

\$495,000
20.27± Acres
Lamar County



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Blossom, TX / Lamar County

SUMMARY

Address

6517 County Road 45600

City, State Zip

Blossom, TX 75416

County

Lamar County

Type

Ranches, Single Family, Residential Property

Latitude / Longitude

33.799679 / -95.323126

Dwelling Square Feet

1,143

Bedrooms / Bathrooms

3 / 2

Acreage

20.27

Price

\$495,000

Property Website

<https://www.glasslandandhome.com/property/6517-county-road-45600-lamar-texas/116916/>



MORE INFO ONLINE:

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

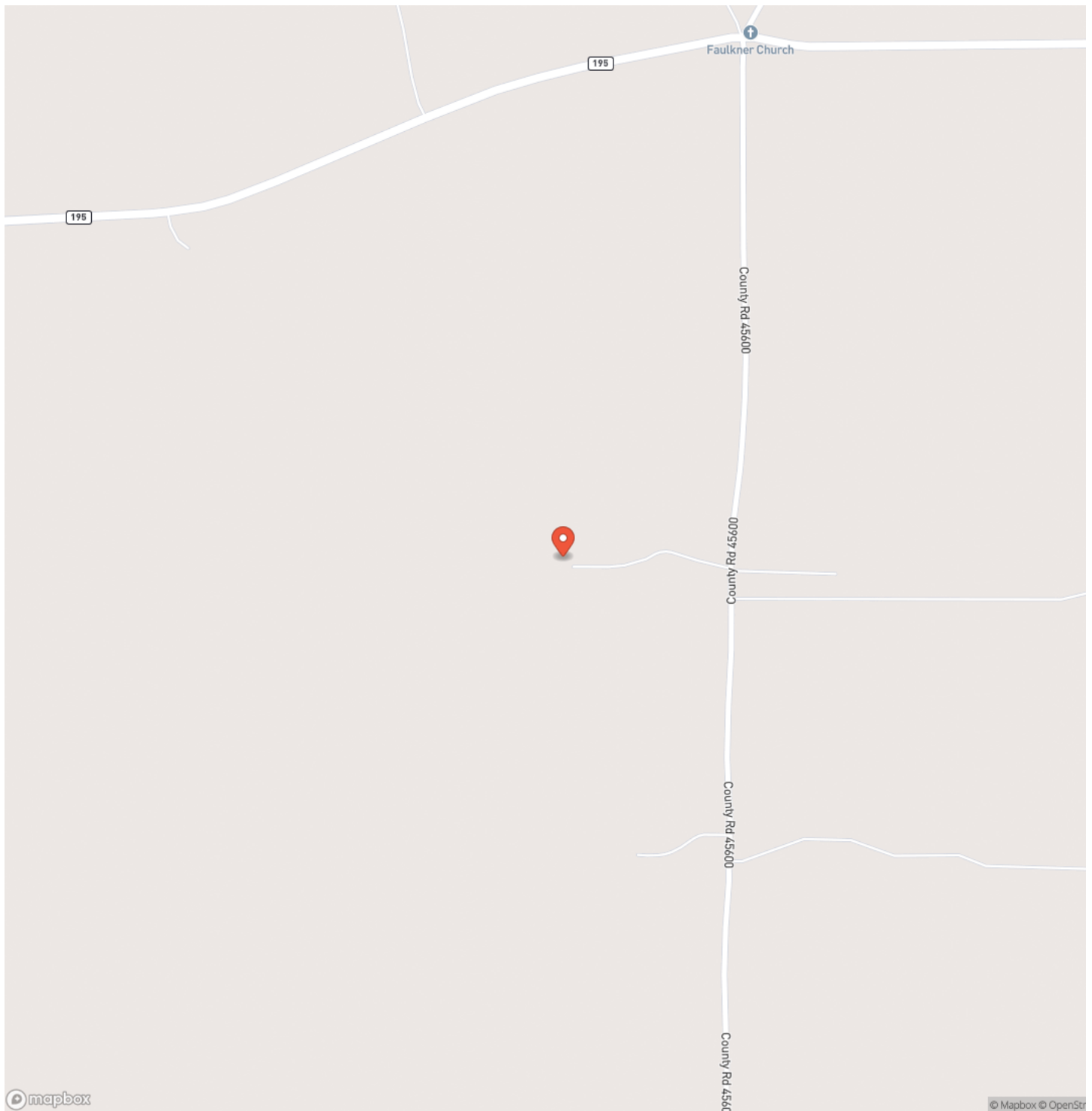
PROPERTY DESCRIPTION

Welcome to the ultimate country getaway! Located in the Pinhook Community of Lamar County, this unique 3-bedroom, 2-bath A-frame home sits on 20+ acres and offers the perfect combination of country living, recreation, and usable acreage. The A-frame home is full of character and features abundant natural light throughout, creating a bright and inviting atmosphere. A wood-burning fireplace adds warmth and rustic charm, making it the perfect place to relax after a day outdoors or gather with family and friends on a cool evening. Outside, gently rolling pasture is accented by scattered mature trees, creating an attractive and functional setting. The pasture has been utilized for hay production and offers additional potential for livestock or continued agricultural use. Good 5-strand barbed wire fencing is already in place, while a stocked pond provides fishing opportunities and adds to the overall recreational appeal. The property is currently ag exempt and has no restrictions, giving the next owner plenty of flexibility. Wildlife is abundant throughout the property, with deer, turkey, hogs, and other small game frequently seen. Whether you enjoy hunting or simply sitting back and watching the wildlife roam, this property provides plenty of opportunities to enjoy the outdoors right outside your door. The improvements add even more versatility, including an approximately 2,000 sq. ft. hay barn and equipment shed, a chicken coop, and a 1,200 sq. ft. insulated two-bay shop with plenty of room for equipment, ATVs, boats, tools, storage, or weekend projects. Whether you're searching for the ultimate weekend retreat, a full-time primary residence, recreational or hunting property, small livestock operation, or a unique short-term rental/Airbnb opportunity, this property offers multiple possibilities. Conveniently located near Blossom and just a short drive from Paris, enjoy peace and privacy of country living while remaining convenient to town. Come hunt, fish, raise livestock, produce hay, entertain family and friends, or simply relax by the fire and enjoy your own 20+ acre piece of Northeast Texas.

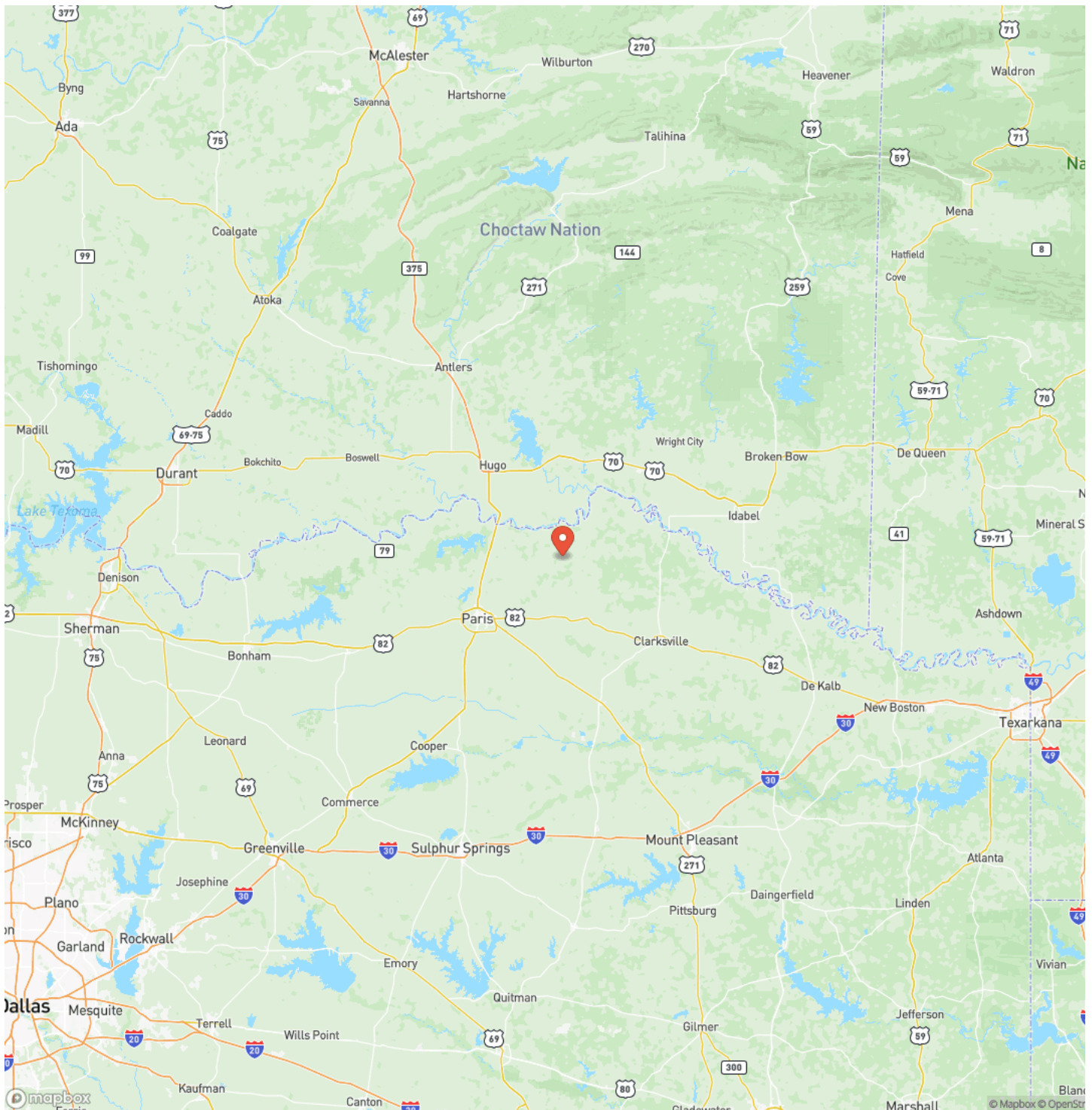
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Locator Map



Locator Map



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Satellite Map



6517 County Road 45600
Blossom, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan Glass

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City / State / Zip

Paris, TX 75460

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

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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.

Glass Land & Home
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