

445 Wildflower Way
425 Wildflower Way
Dodd City, TX 75438

\$375,000
3.5± Acres
Fannin County



**445 Wildflower Way
Dodd City, TX / Fannin County**

SUMMARY

Address

425 Wildflower Way

City, State Zip

Dodd City, TX 75438

County

Fannin County

Type

Lot, Lakefront

Latitude / Longitude

33.635041 / -96.093726

Acreage

3.5

Price

\$375,000

Property Website

<https://www.glasslandandhome.com/property/445-wildflower-way/fannin/texas/93412/>



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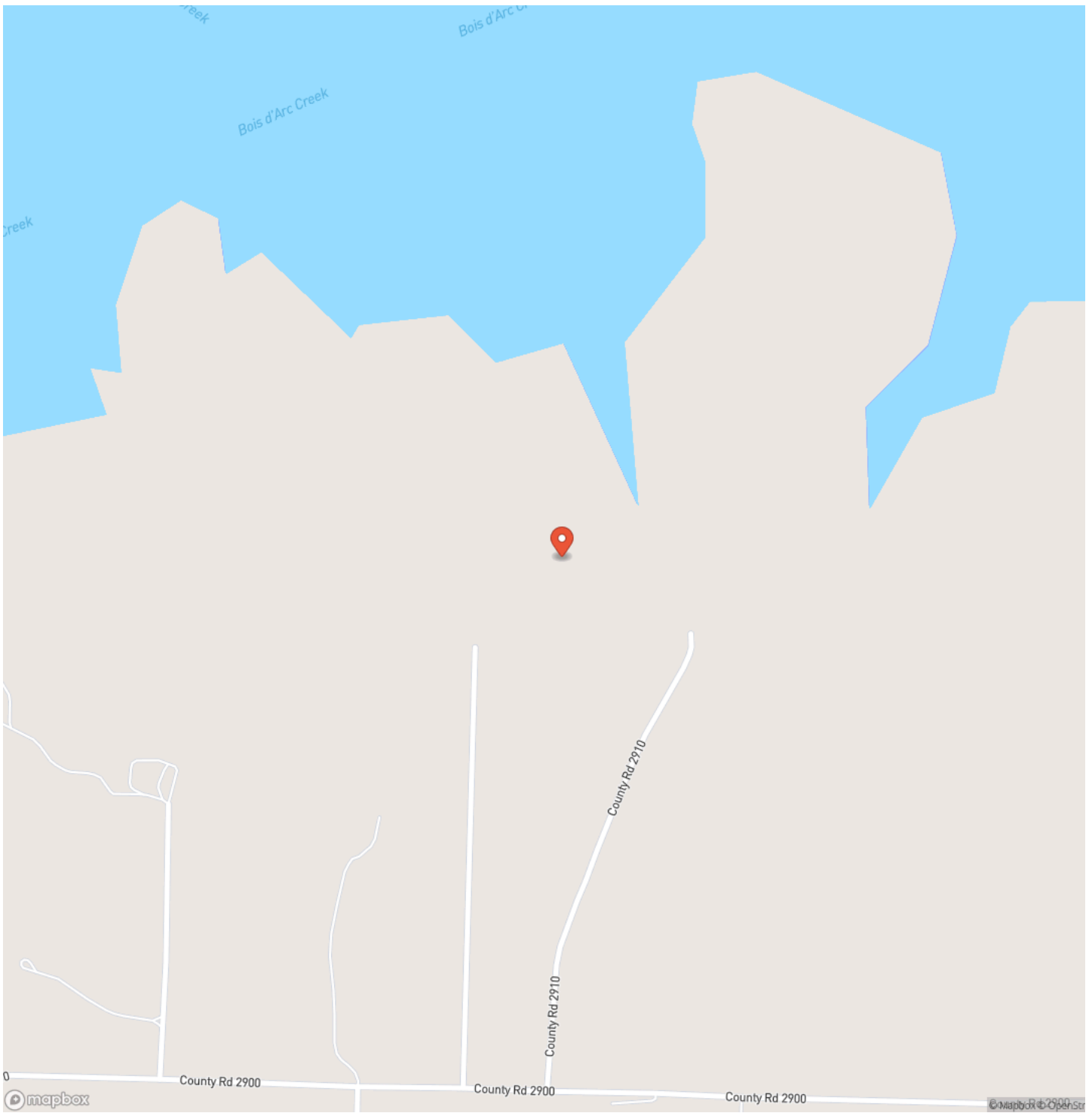
PROPERTY DESCRIPTION

445 Wildflower Way Dodd City, TX, Lot 109 is a 3.5-acre lot in Bois d'Arc Shores, a gated lake community on Bois d'Arc Lake. This is the newest lake in Texas that spans over 17,000 acres and has 3 public boat ramps. Bonham Lake, Coffee Mill Lake and Crockett Lake are also in the area along with many acres of government hunting land, horseback riding and hiking trails. This gated community offers many common areas for you to enjoy such as pickleball courts, dog parks, covered boat slips, lakeside park, shaded gathering spaces, shoreline picnic tables and grilling stations. With utilities available now you can break ground and build your dream home or maybe a family retreat or retirement home. There is also the option to purchase as an investment to sell later or build later, the choice is yours! The options are unlimited here with this diamond in the rough! Less than an hour northeast of the DFW Metroplex.

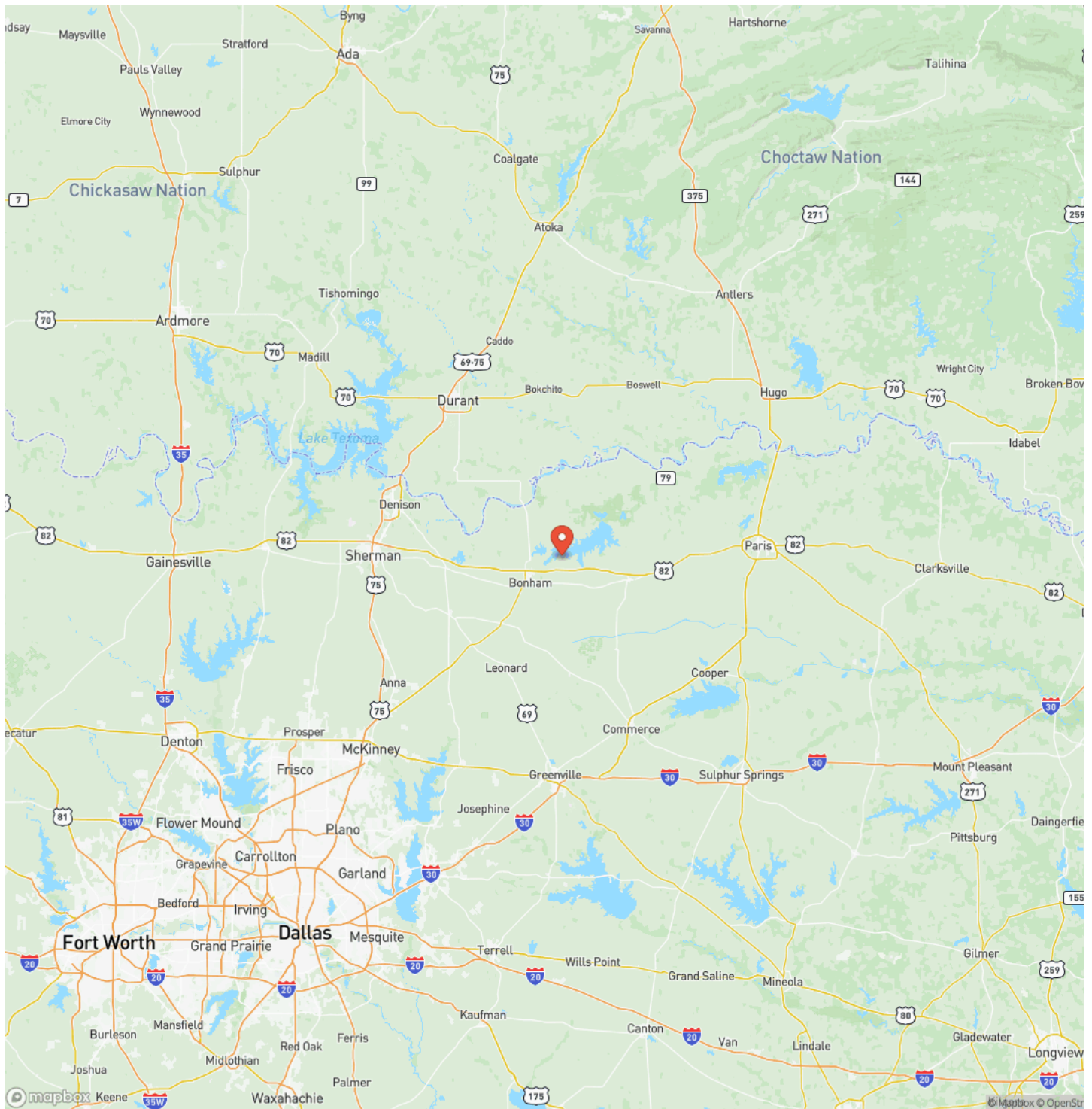
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Locator Map



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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