

62± Acres | Southwest Lamar County | Roxton, Texas
000 County Road 25200
Roxton, TX 75477

\$434,000
62± Acres
Lamar County



62± Acres | Southwest Lamar County | Roxton, Texas
Roxton, TX / Lamar County

SUMMARY

Address

000 County Road 25200

City, State Zip

Roxton, TX 75477

County

Lamar County

Type

Undeveloped Land

Latitude / Longitude

33.535029 / -95.724919

Acreage

62

Price

\$434,000

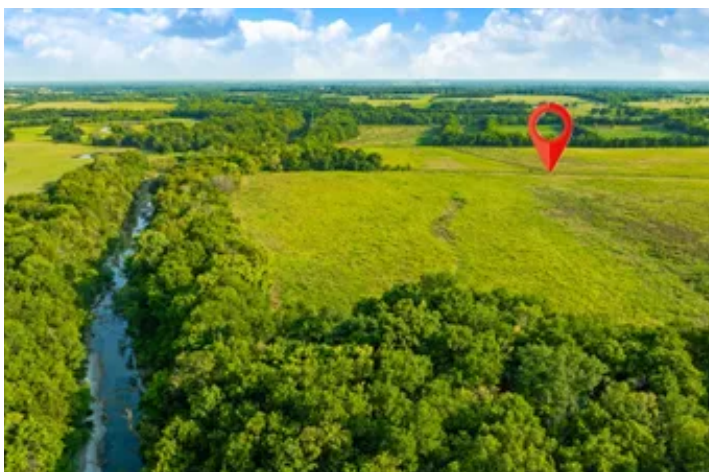
Property Website

<https://www.glasslandandhome.com/property/62-acres-southwest-lamar-county-roxton-texas-lamar-texas/114342/>

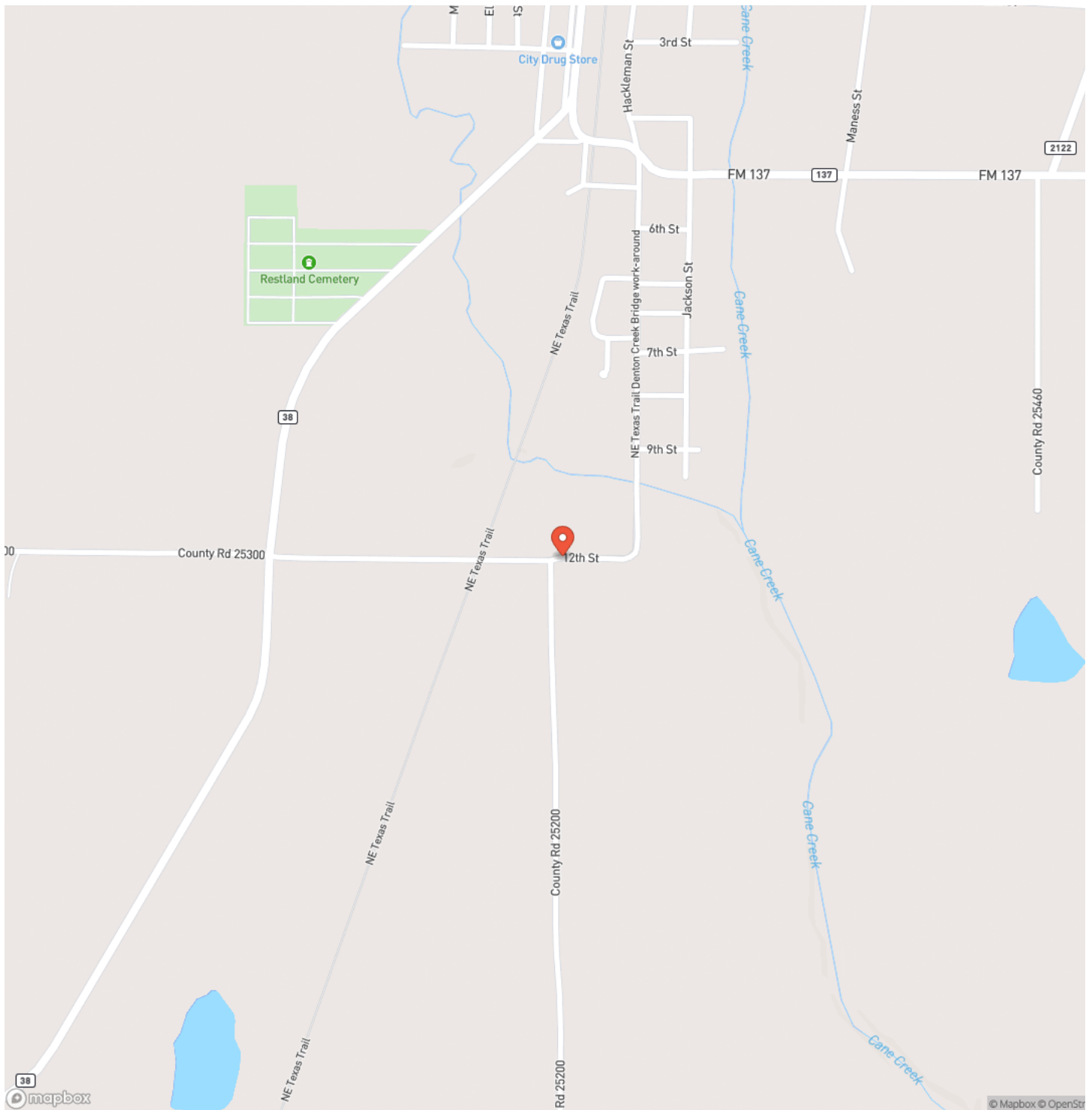


PROPERTY DESCRIPTION

Located in Southwest Lamar County, just minutes from the town of Roxton, Texas, this exceptional 62± acre tract offers an outstanding opportunity for ranching, recreation, or your future country homesite. Previously utilized for hay production, the property features productive open pasture with an agricultural exemption already in place, making it ideal for livestock, continued hay production, or a rural homestead. With county road frontage on two sides, access is convenient while also providing excellent future development potential. Co-op water and electricity are available, and with no known restrictions, the possibilities are endless. The property is improved with cross fencing, an old barn, and a small pond that enhances both the property's functionality and recreational appeal by providing water for livestock and attracting local wildlife. One of the property's standout features is Cane Creek, which borders the eastern boundary. This scenic creek creates a natural wildlife travel corridor, attracting whitetail deer, feral hogs, and other native wildlife, making the property an excellent choice for hunting and outdoor recreation. Located within Chisum ISD and only a short drive from Paris and Roxton, this versatile tract offers the perfect combination of agricultural productivity, recreational enjoyment, and long-term investment potential. The owner will consider selling smaller acreage tracts, offering buyers the flexibility to purchase the amount of land that best fits their needs. 62 MOL The 62 +/- acres is being taken from a larger tract of land.



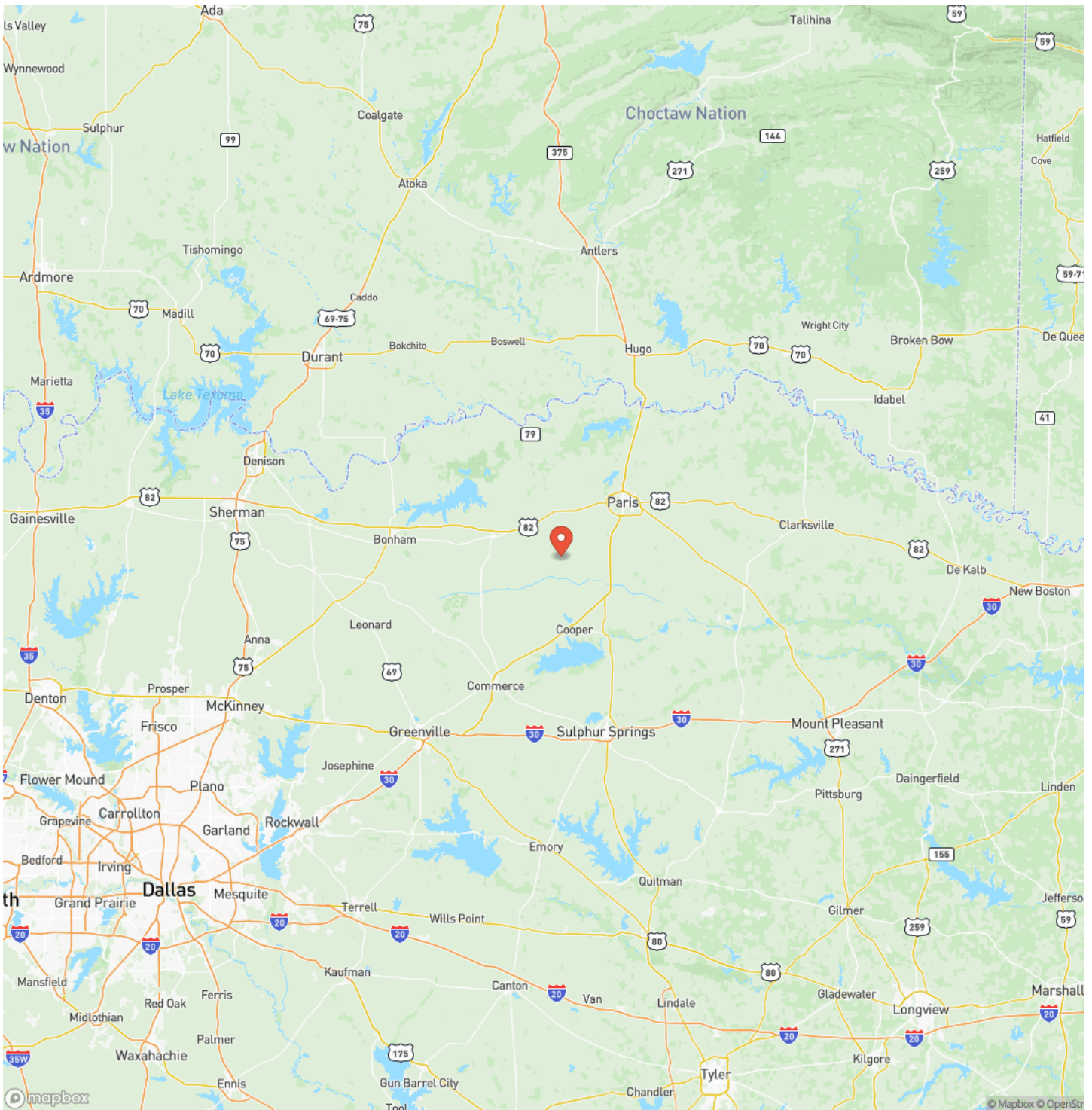
Locator Map



MORE INFO ONLINE:

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

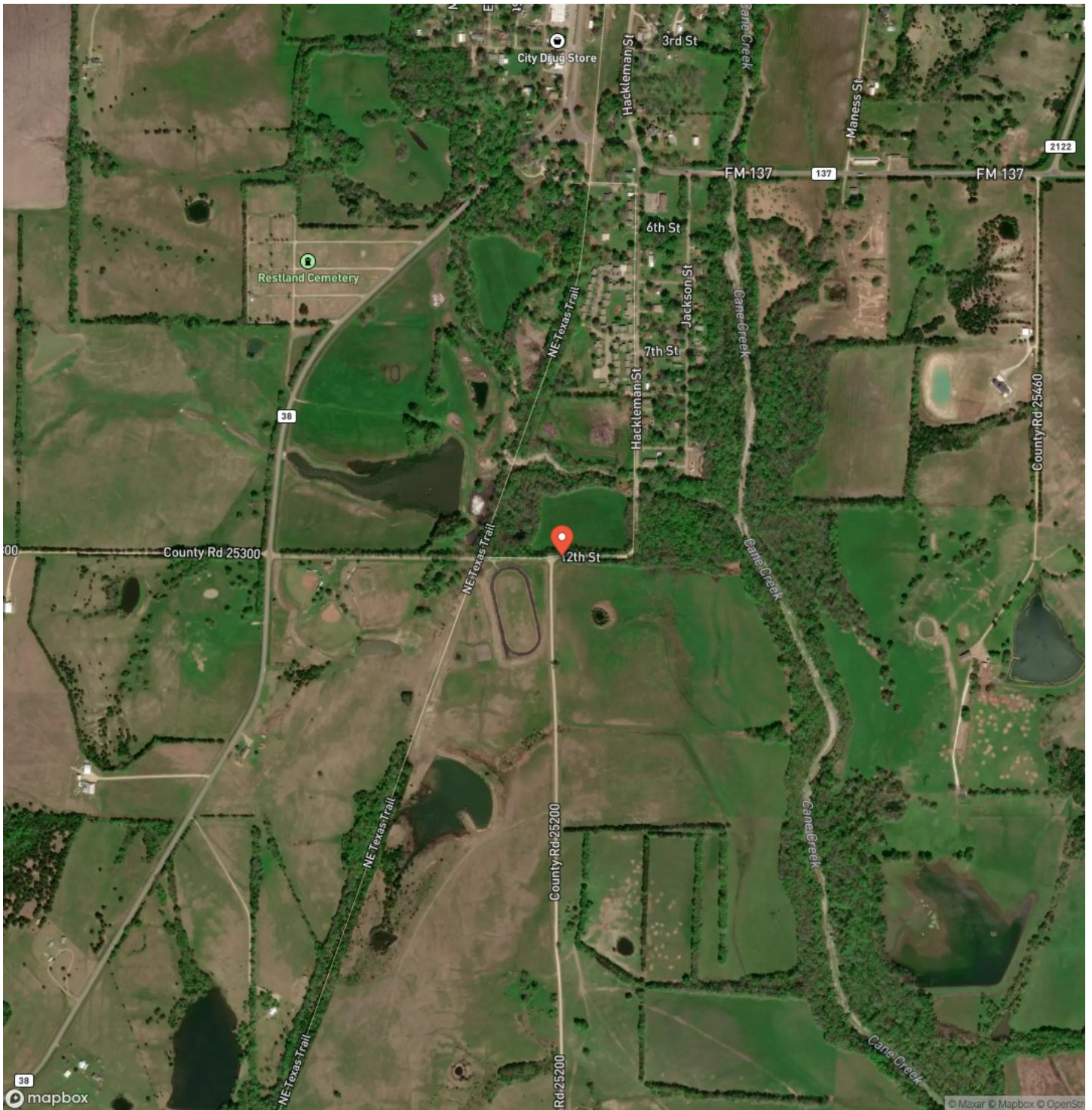
Locator Map



MORE INFO ONLINE:

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

Satellite Map



MORE INFO ONLINE:

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

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan Glass

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Email

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Address

2407 Lamar Ave. Ste. A

City / State / Zip

Paris, TX 75460

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.

Glass Land & Home
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