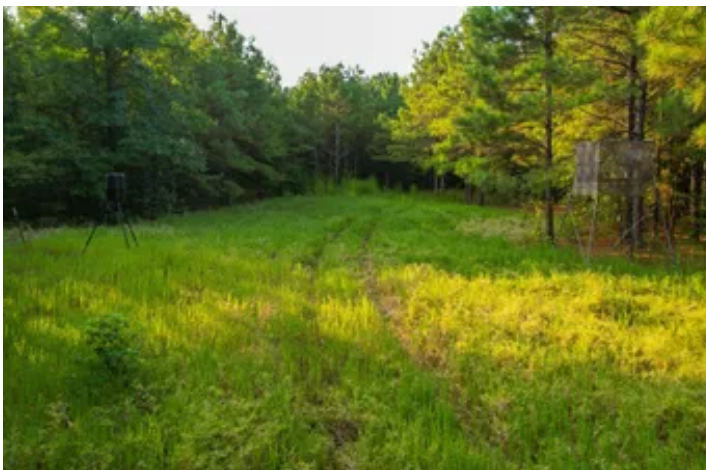


Red River Piney Woods - 115 Acres Red River County
1763 Fm 2118
Bagwell, TX 75412

\$460,000
115± Acres
Red River County



**Red River Piney Woods - 115 Acres Red River County
Bagwell, TX / Red River County**

SUMMARY

Address

1763 Fm 2118

City, State Zip

Bagwell, TX 75412

County

Red River County

Type

Hunting Land, Ranches, Farms, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.761295 / -95.089201

Acreage

115

Price

\$460,000

Property Website

<https://www.mossoakproperties.com/property/red-river-piney-woods-115-acres-red-river-county--red-river-texas/115712/>



Red River Piney Woods - 115 Acres Red River County Bagwell, TX / Red River County

PROPERTY DESCRIPTION

Red River Piney Woods - 115± Acres | Bagwell, Texas

For more information regarding this property, please contact Keaton Livingston at [469-734-3112](tel:469-734-3112).

Welcome to Red River Piney Woods, a beautiful 115± acre recreational and hunting property located at 1763 FM 2118 in Bagwell, Texas, in Red River County. Offering approximately 94 acres of mature timber and 21 acres of open pasture, this raw and largely untouched property combines excellent wildlife habitat, water, established access, and open ground. Whether you're looking for a dedicated hunting property, weekend getaway, rural homesite, or recreational ranch, this property offers a great blank canvas for the next owner.

The approximately 94 acres of timber consist of mature pine trees mixed with native hardwoods and thick understory, creating excellent bedding and sanctuary areas for whitetail deer. Turkey and other native wildlife are also abundant. A good network of internal roads and trails provides access throughout the timber, while multiple established food plots are strategically scattered across the property, creating excellent hunting locations and opportunities for continued wildlife management.

Water features add to the recreational appeal. A small, secluded watering hole in the middle of the timber provides wildlife with a protected water source, while a wet-weather creek creates a natural travel corridor through the property. The creek drainage also offers an attractive location to explore the potential construction of a 1-2± acre lake, subject to engineering and buyer verification. A small existing pond near the front of the property provides another water source and could potentially be expanded.

The approximately 21 acres of open pasture provide additional versatility and, with some maintenance, could be utilized for grazing, hay production, or converted into a large destination food plot. The property is relatively flat throughout and features more than 500 feet of frontage on paved FM 2118, providing convenient year-round access while maintaining the privacy and secluded character of the interior.

Located approximately 2 hours from Downtown Dallas and approximately 23 miles from Paris, Red River Piney Woods is close enough for convenient weekend trips from the Metroplex while still offering the privacy and recreational opportunities buyers are looking for in Northeast Texas. With mature timber, thick wildlife cover, established food plots, internal roads, pasture, multiple water features, and paved FM frontage, the property is well suited for a hunting ranch, weekend retreat, recreational getaway, or private country homesite.

LOCATION:

- 1763 FM 2118, Bagwell, Texas 75412
- Red River County
- Approximately 14 miles from Clarksville
- Approximately 23 miles from Paris
- Approximately 125 miles / 2 hours from Downtown Dallas
- Convenient access from the Dallas-Fort Worth Metroplex

WATER:

- Small secluded wildlife watering hole within the timber
- Small pond near the front of the property
- Wet-weather creek traversing the timber
- Potential location to explore construction of a 1-2± acre lake, subject to buyer verification, engineering, soils and permitting
- Existing front pond offers potential for expansion

CLIMATE:

- Northeast Texas climate
- Long growing season
- Climate supports native timber, pasture grasses and wildlife habitat



UTILITIES:

- Buyer to verify availability, location and capacity of all utilities

WILDLIFE:

- Whitetail deer
- Wild turkey
- Hogs and other native wildlife
- Thick timber providing excellent bedding and security cover
- Multiple established food plots
- Watering hole and wet-weather creek creating natural wildlife travel corridors

MINERALS:

- Contact Broker for details

VEGETATION:

- Approximately 94± acres of timber
- Mature pine trees
- Mix of mature hardwoods
- Thick understory and wildlife cover
- Approximately 21± acres of open pasture
- Multiple established food plots

TERRAIN:

- Relatively flat throughout
- Timbered creek and drainage areas
- Open pasture near the front of the property
- Easily accessible interior through established roads and trails

SOILS:

- Buyer to verify soils and suitability for any intended agricultural, building, pond, or lake construction

TAXES:

- Contact Broker for current tax information and exemptions

IMPROVEMENTS:

- Established internal road and trail system through the timber
- Multiple established food plots
- Small wildlife watering hole
- Existing pond
- No major structural improvements, offering a largely raw and untouched blank canvas

CURRENT USE:

- Hunting
- Recreation
- Wildlife habitat
- Timber
- Pasture

POTENTIAL USE:

- Hunting ranch
- Recreational property
- Weekend retreat
- Rural homesite
- Family ranch
- Timber property
- Grazing or hay production
- Wildlife-management property
- Legacy property
- Future lake development, subject to feasibility and approvals

NEIGHBORS:

- Rural farms, ranches and timberland typical of the surrounding Red River County area

FENCING:

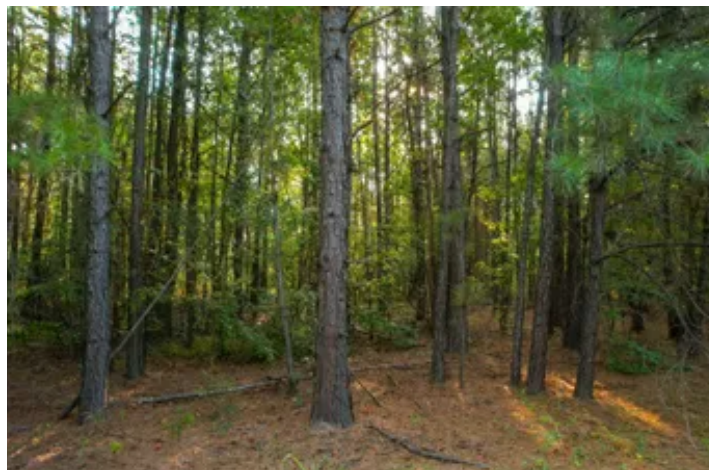
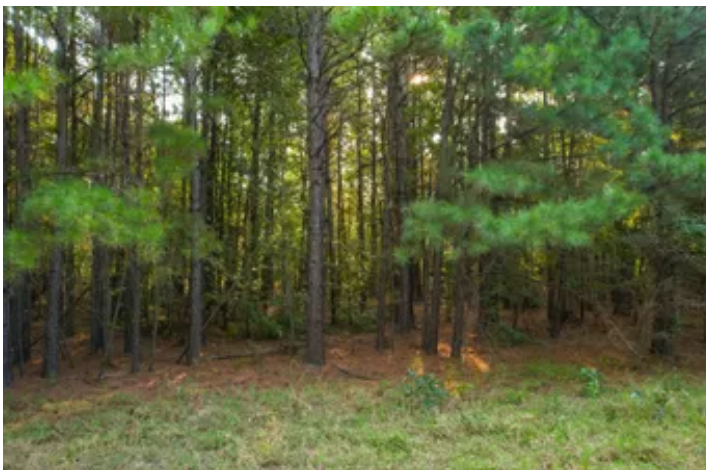
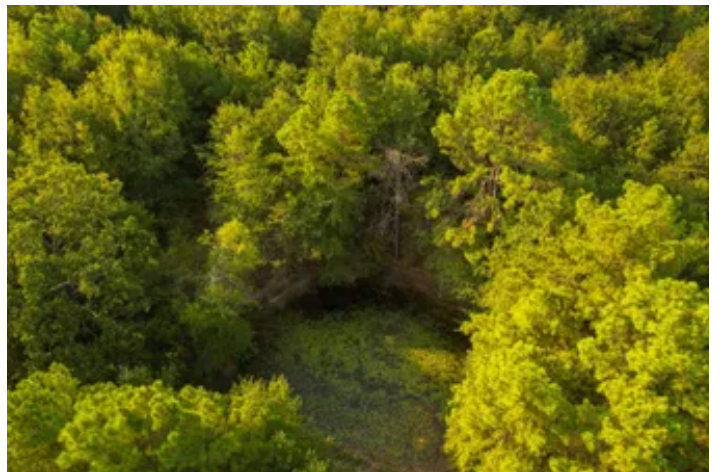
- Buyer to verify all fencing locations, boundaries and condition

ACCESS:

- More than 500 feet of frontage on paved FM 2118
- Excellent year-round access
- Established internal roads and trails providing access throughout the timber



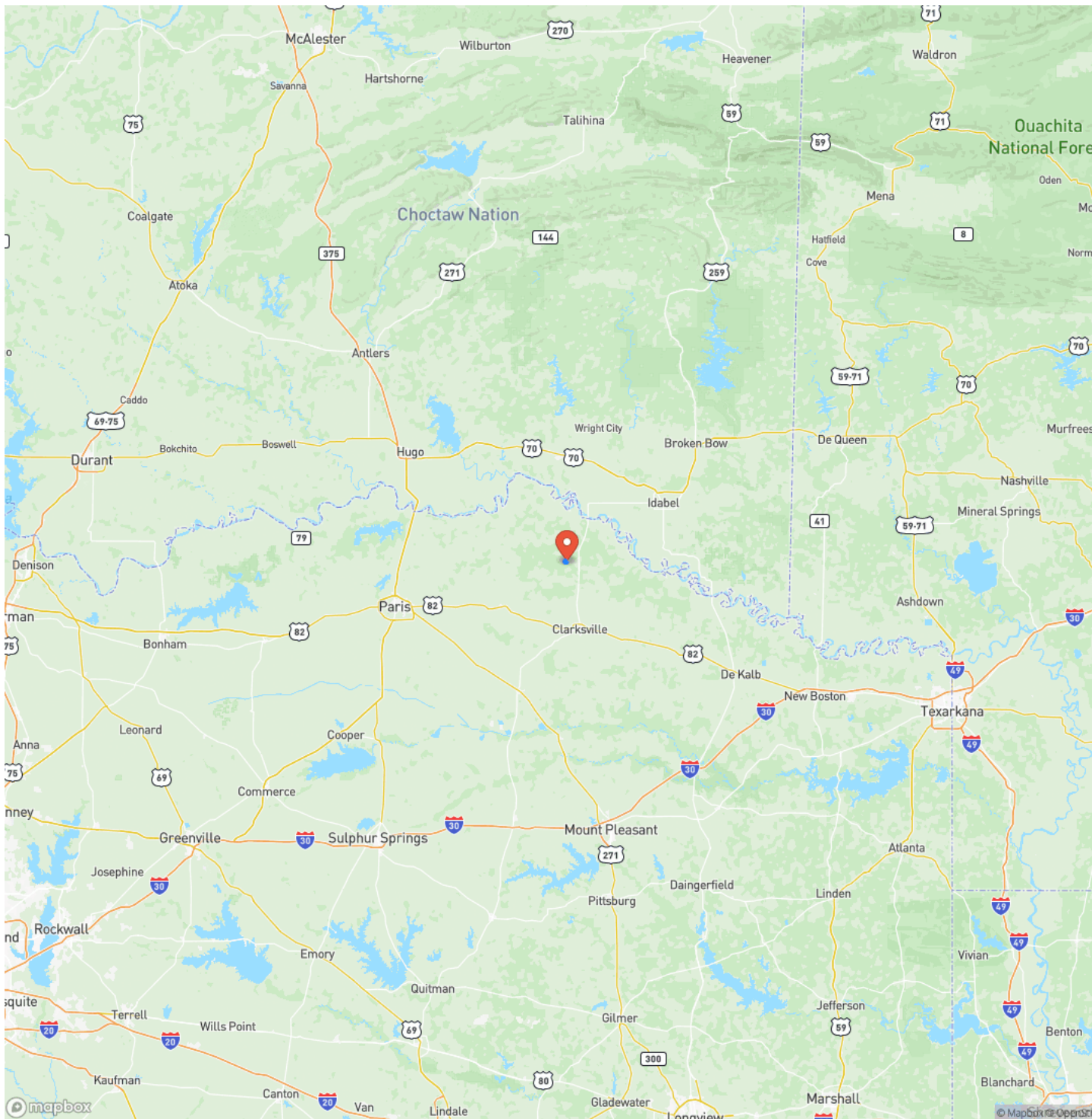
**Red River Piney Woods - 115 Acres Red River County
Bagwell, TX / Red River County**



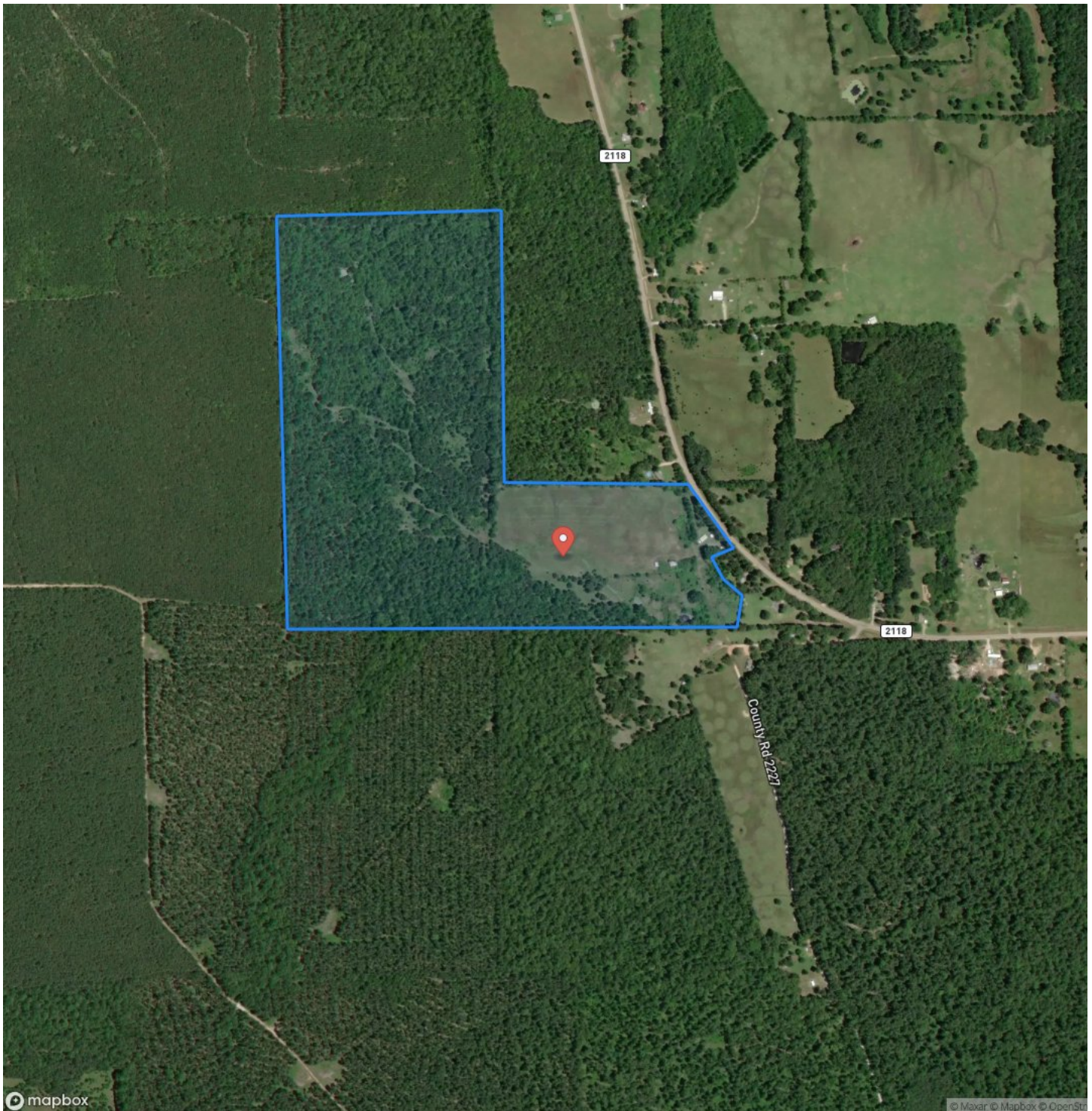
Locator Map



Locator Map



Satellite Map



Red River Piney Woods - 115 Acres Red River County Bagwell, TX / Red River County

LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

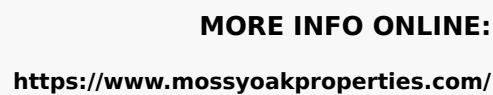
4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

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.

[illegible]

DISCLAIMERS

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



Mossy Oak Properties Lone Star Farm and Ranch

2140 CR 16

Childress, TX 79201

(833) 466-7389

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