World Class Ranches Team Brokered by EXP Realty

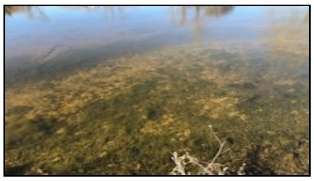
320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Cedar Creek Get Away 83 acres — $460,000.00









This beautiful and private 83.18-acre homestead property is sited just off a county road in northeast Texas. It features a 1344 square foot, two-bedroom two-bathroom, house with sunporch. The house has central heat and air, with an open kitchen/living/dining area and was built in 1999. Many huge Oak trees stand in the yard around the house, shop and barn. The insulated shop with electricity provides opportunity to pursue woodworking and other interests. A prepared path leads back to Cedar Creek which runs through the northwest part of the land. The creek area is scenic with large mature hardwood trees. Meander along the sandy banks in the cool shade of the trees and relax your cares away listening to the gentle breeze move through the trees. Enjoy countless hours fishing in the stocked pond, or just sit and enjoy nature. The property has flat to gently rolling terrain with many trails running through the property. Enjoy leisurely walks along the trails and encounter wildlife and nature in this quiet setting. Wildlife generally inhabiting the area include Whitetail Deer, Turkey, Squirrels, and other indigenous wildlife. If you enjoy hunting this property offers that opportunity. The sandy soils are conducive to gardening, growing fruit trees, and a variety of flowers and shrubs. Location from: Texarkana, TX –48 miles Dallas, TX –150 miles Paris, TX – 63 miles Shreveport, LA –110 miles Tyler, TX – 103 miles Sherman, TX – 129

Property Highlights

Price Per Acre: $5,530.00

Acreage: 83 Acres

Location: 150 mi. N of Dallas, & 48 W of Texarkana

Closest Town: De Kalb

Access: County Road

Taxes: $2295.00/year

Topography: Flat to very gently rolling trees and grasses

Improvements: Home, barn, shop, fencing, pond.

Bedrooms: 2

Baths: 2

Forage: Bermuda, and native grasses

Water: Pond and Cedar Creek

Wildlife: Whitetail, turkey, squirrels and other

Utilites: Electricity, septic, well

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