

# Ranch - Ivanhoe, TX



## Tbd County Road 2620, Ivanhoe, TX, 75447

Offered at \$980,757

This unique and picturesque property offers abundant recreational opportunities and is located within minutes of the newly completed Bois d'arc Lake! It is positioned to deliver memorable deer and duck hunting year after year. There are 2 ponds, and the property has an excellent coverage of majestic native hardwoods, and cedars with interior cut trails, which gives the impression the property is much larger than its 77.2 surveyed acres... The property offers many beautiful potential building sites. Based on FEMA mapping only approximately .06 acre is located within a FEMA determined floodplain, and there is approximately 770 feet of frontage on CR 2620, which is an all-weather road. Also, this property has an agricultural exemption in place. This exceptional property has everything for those who enjoy nature and the outdoors from hunting to fishing...and much more!

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
77.22 acre (lot size)
Built: Unknown year



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