

**Phenomenal views and hunting in the  
North Texas Hill Country!**

**5505 CR 411**

**Muenster, TX 76259**

**\$799,000**

**69.520 +/- acres**

**Cooke County**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



# Phenomenal views and hunting in the North Texas Hill Country! Muenster, TX / Cooke County

## **SUMMARY**

### **Address**

5505 CR 411

### **City, State Zip**

Muenster, TX 76259

### **County**

Cooke County

### **Type**

Ranches, Recreational Land, Residential Property

### **Latitude / Longitude**

33.7711 / -97.3217

### **Dwelling Square Feet**

3168

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

69.520

### **Price**

\$799,000

### **Property Website**

<https://moreoftexas.com/detail/phenomenal-views-and-hunting-in-the-north-texas-hill-country-cooke-texas/11356/>



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## **Phenomenal views and hunting in the North Texas Hill Country!**

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### **PROPERTY DESCRIPTION**

The ultimate weekend retreat is available! 69.52 +/- acres in the Marysville community near the Red River in Cooke County. This area is long known for it's beauty and wildlife. HUGE whitetail deer, plentiful Rio Grande turkey, hogs, coyotes, bobcats, and much more call this area home. Nearly 200' of elevation change throughout the property. Tall hills and deep, wooded valleys stretch across the ranch. 100% of the mineral rights will convey with acceptable offer.

Watch wildlife such as Painted Bunting, albino raccoon, and deer right on your own patio.

There are two main buildings on the property - the house is a two story brick / Harde-Board 3168 sq. ft house built in 1994 with extensive windows to take in the beauty of the area. An upper balcony gives an even better view! 3 bedrooms, 2 full bathrooms house is located in the Muenster School District. The 3 car carport also houses the entrance to the underground storm cellar.

The second structure has a large shop area (1600 sf) with a massive gas heater and two exhaust fans for year round comfort. Inside is a two story apartment / office area with 1216 square feet down stairs, and the same upstairs. Central HVAC, two kitchenettes (one up and one down) with huge windows to take in the views. This building also has a large upper balcony.

Additionally, there is an equipment barn for storage.

LOCATION: Cooke County, TX 4 miles west of Moss Lake, 4 miles south of the Red River, 52 miles from DFW airport.

WATER: Water well in the Trinity aquafer

UTILITIES: Propane, electric, septic, water.

WILDLIFE: Whitetail deer, Rio Grande turkey, hogs.

MINERALS: There is no production on the property. Mineral rights are available with acceptable offer.

VEGETATION: White oak, red oak, hickory, pecan, walnut, cedar, elm and other native trees for the area.

TERRAIN: 830 to 960' elevation. Wonderful views.

SOILS: Bolar-Aledo complex, Bolar clay loam, and Windthorst / Duffau soils are prevalent on the property.



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TAXES: 2020 taxes are \$4,692.57. It is in 1-d-1 agricultural exemption.

IMPROVEMENTS: Home, shop with office and apartment.

HOME: 3168 sq. ft. house built in 1994 with 3 bedrooms, 2 bathrooms. Massive windows to take in the tremendous views. Second story balcony. Large utility / mud room.

Chair lift on the stairs. 3 car carport with underground storm cellar.

SHOP: Could easily be a second home! 1600 square feet of shop space with roll up door, and a huge overhead gas heater. Inside is 1216 square feet with central heat and air conditioning, a full bathroom, and a wall of windows overlooking the bluff. Upstairs is an open space, a half bath, and a kitchenette.

CURRENT USE: Cattle, single family residential use.

POTENTIAL USE: Excellent mixed use property for weekend or residential use.

NEIGHBORS: Large neighbors on all sides

FENCING: Fencing is poor along the road. Fair on the north, and new on the east.

EASEMENTS: Local electric easement along road.

LEASES: None

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent. Listing agent will be present at all showings. Please allow at least 24 hours notice when possible.



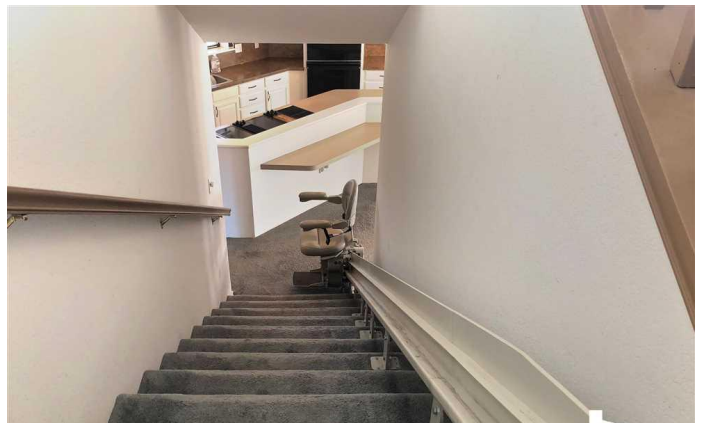
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## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jared Groce

**Mobile**

(940) 390-0081

**Office**

(940) 600-1313

**Email**

[jgroce@mossyoakproperties.com](mailto:jgroce@mossyoakproperties.com)

**Address**

2112 E HWY 82

**City / State / Zip**

Gainesville, TX, 76240

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**NOTES**

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## This image shows a blank 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.



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## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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