

**Hwy 82 Hard Corner Ranch**  
TBD Hwy 82 & FM 1743  
Bonham, TX 75418

**\$650,000**  
44± Acres  
Fannin County





**Hwy 82 Hard Corner Ranch**  
**Bonham, TX / Fannin County**

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**SUMMARY**

**Address**

TBD Hwy 82 & FM 1743

**City, State Zip**

Bonham, TX 75418

**County**

Fannin County

**Type**

Recreational Land, Undeveloped Land, Commercial

**Latitude / Longitude**

33.607995000000003 / -96.015034999999997

**Acreage**

44

**Price**

\$650,000

**Property Website**

<https://ranchrealestate.com/property/hwy-82-hard-corner-ranch/fannin/texas/65598/>



**PROPERTY DESCRIPTION**

This combination tract offers many possibilities... Potential for airable land, good cover for recreational pursuits, and potential for speculation with Hwy 82 frontage and a hard corner. Just minutes south of Lake Bois 'D Arc and only minutes from Bonham for all the conveniences of town. Owned by the same family for 50+ years, this is the one to see. Be in a great location for Texas growth through that corridor. Partially fenced, approx. 60% cover and 40% pasture, existing pond, will subdivide. Road frontage on three sides with Hwy 82, CR, and FM road.

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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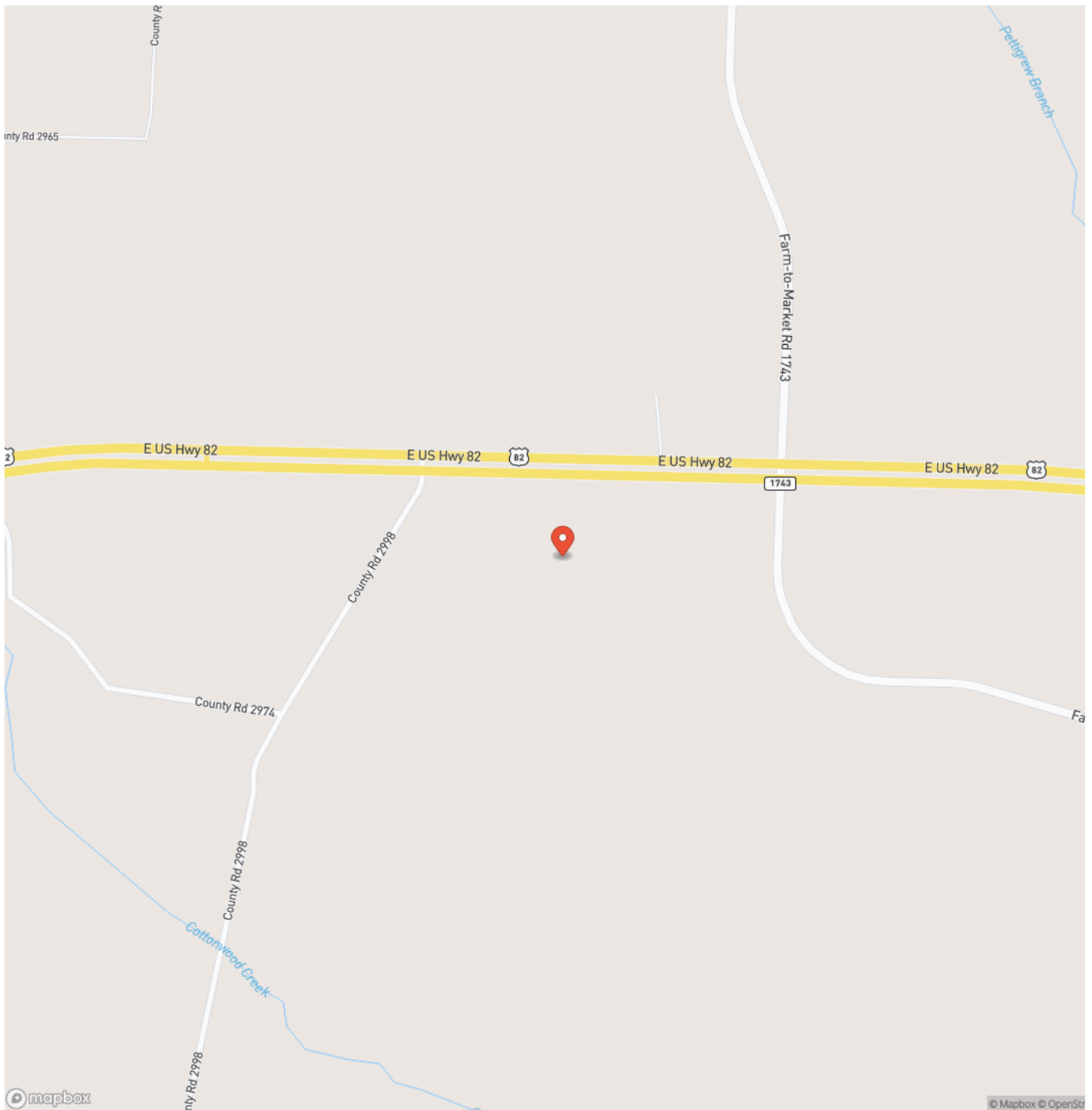


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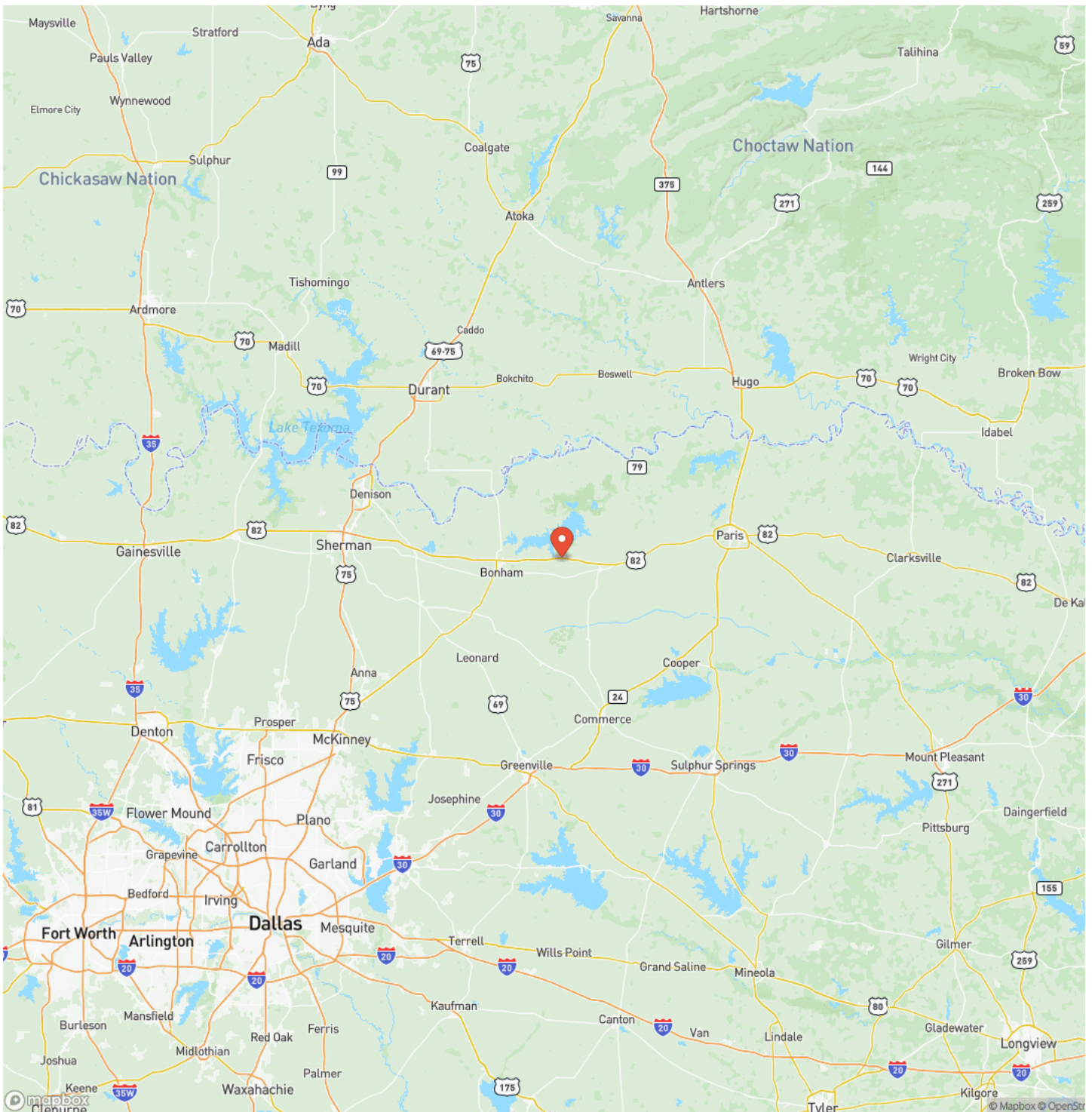


## Locator Map

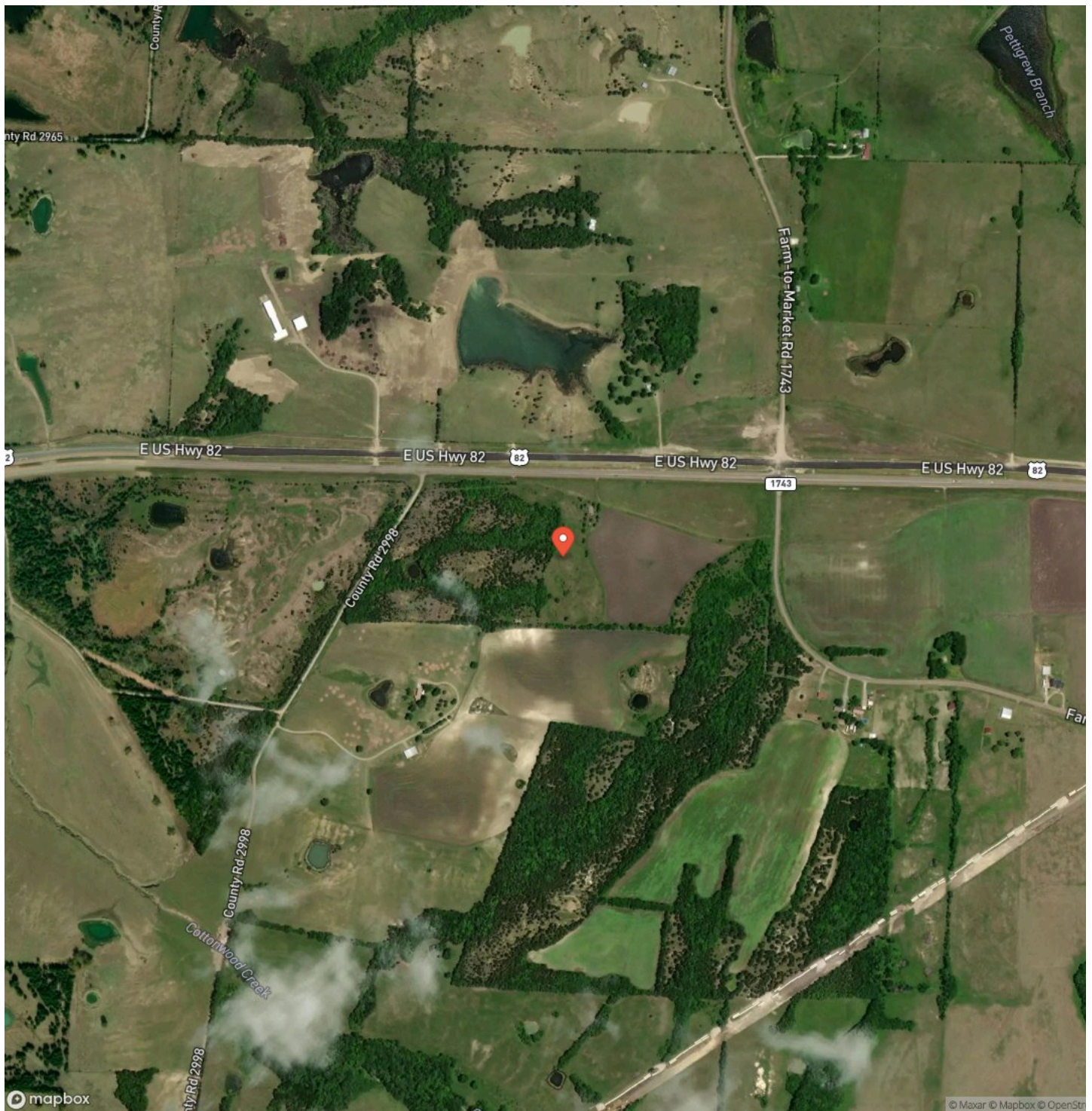




## Locator Map



## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Robert Bong

## Mobile

(214) 546-6254

## Email

Robert@CapitolRanch.com

## Address

## City / State / Zip

Flower Mound, TX 75022

## NOTES

[illegible]



[illegible]

## **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.

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