

Hwy 82 Hard Corner Ranch
Bonham, TX 75418

\$1,300,000
44± Acres
Fannin County



Hwy 82 Hard Corner Ranch
Bonham, TX / Fannin County

SUMMARY

City, State Zip

Bonham, TX 75418

County

Fannin County

Type

Recreational Land, Undeveloped Land, Commercial

Latitude / Longitude

33.607995000000003 / -96.015034999999997

Acreage

44

Price

\$1,300,000

Property Website

<https://www.capitolranch.com/property/hwy-82-hard-corner-ranch>



MORE INFO ONLINE:

www.RanchRealEstate.com



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.

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.

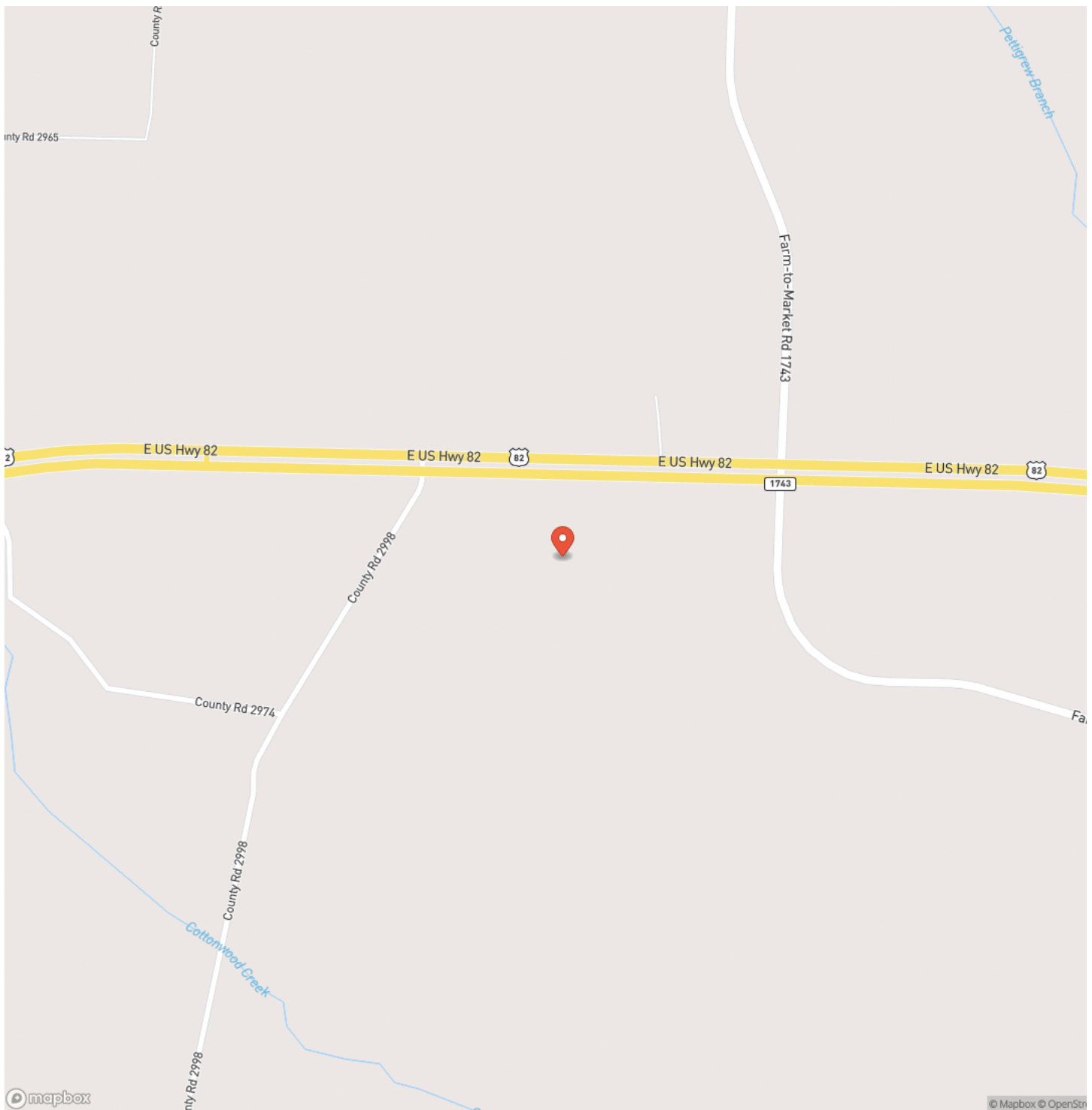
Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.



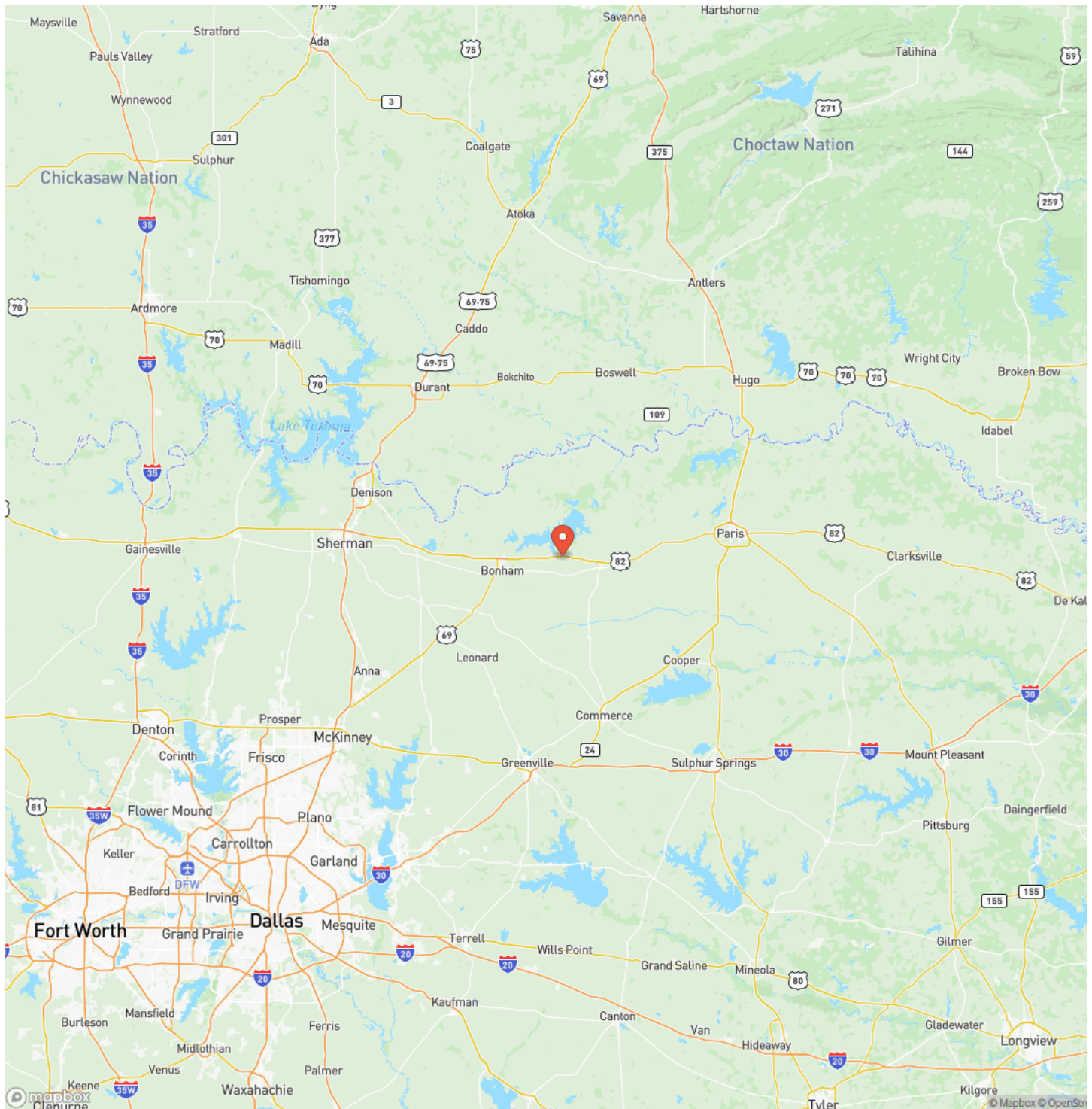
Hwy 82 Hard Corner Ranch
Bonham, TX / Fannin County



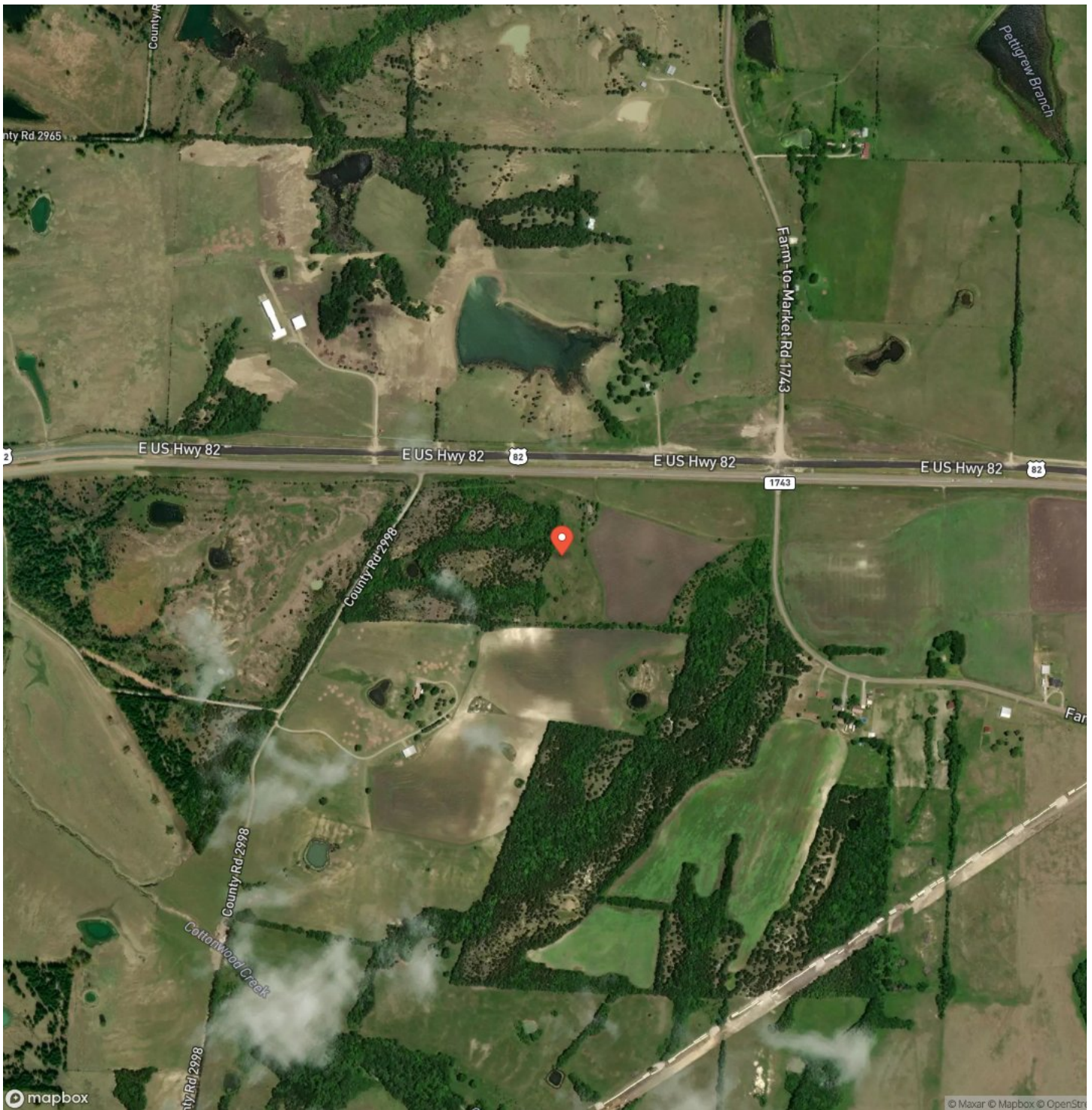
Locator Map



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.

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.



Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com

