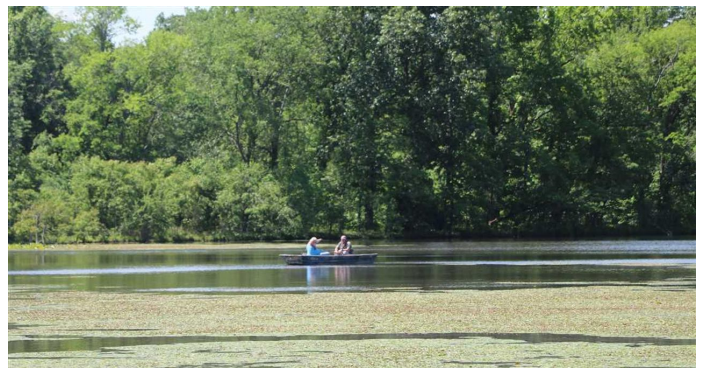


**Rivercrest Retreat - PRICE IMPROVEMENT**  
CR 1480  
Bogata, TX 75417

**\$598,000**  
127 +/- acres  
Red River County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

## Rivercrest Retreat - PRICE IMPROVEMENT Bogata, TX / Red River County

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### **SUMMARY**

**Address**

CR 1480

**City, State Zip**

Bogata, TX 75417

**County**

Red River County

**Type**

Recreational Land

**Latitude / Longitude**

33.4125 / -95.1633

**Dwelling Square Feet**

750

**Bedrooms / Bathrooms**

1 / --

**Acreage**

127

**Price**

\$598,000

**Property Website**

<https://moreoftexas.com/detail/rivercrest-retreat-price-improvement-red-river-texas/8704/>



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## **Rivercrest Retreat - PRICE IMPROVEMENT**

### **Bogata, TX / Red River County**

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#### **PROPERTY DESCRIPTION**

GENERAL DESCRIPTION: Recreational 127 acre property nestled in hardwood timber just out of the Sulpur River bottoms. The tract boasts large river bottom bucks, waterfowl, and freshwater fishing on a picturesque 11 Ac lake.

LOCATION: Rivercrest Community just south of Bogata, TX in Red River County just off Hwy 259

WATER: Stunning tree lined 11 Ac lake stocked with trophy bass and crappie

CLIMATE: 49" average annual rainfall

UTILITIES: Electricity available

WILDLIFE: Whitetail deer, duck, & hog populations reflective of the Sulphur...also Eastern turkeys have been reintroduced into the area

MINERALS: Unknown

VEGETATION: Hardwood timber featuring a wide variety of oaks plus pecan & some volunteer pine trees

TERRAIN: Primarily flat to gently sloping back to the lake

SOILS: Mostly clay varieties

TAXES: Timber exempt

IMPROVEMENTS: Primitive hunting cabin (no value assigned)

CURRENT USE: Recreational; Hunting; Fishing; Timber

POTENTIAL USE: Outstanding deer hunting, duck hunting, and private water fishing on your very own 11 Ac lake

NEIGHBORS: Tract sits behind Rivercrest High School and most other neighbors are timber/hunting tracts

FENCING: Most of the perimeter has fair to good barbed wire fencing

ACCESS: Gate on CR 1480 behind Rivercrest High School

EASEMENTS: Gas line

LEASES: NA

SHOWINGS: Showings by appointment only and Buyer's representative must be identified at first contact and present for physical showings to participate equally in commissions as per Listing Broker.

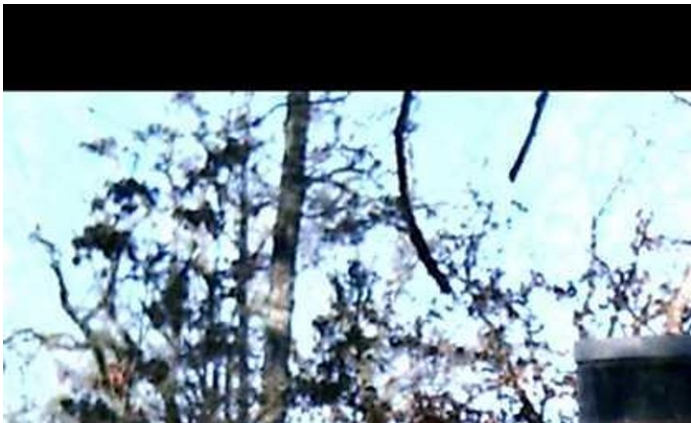


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**Rivercrest Retreat - PRICE IMPROVEMENT**  
**Bogata, TX / Red River County**



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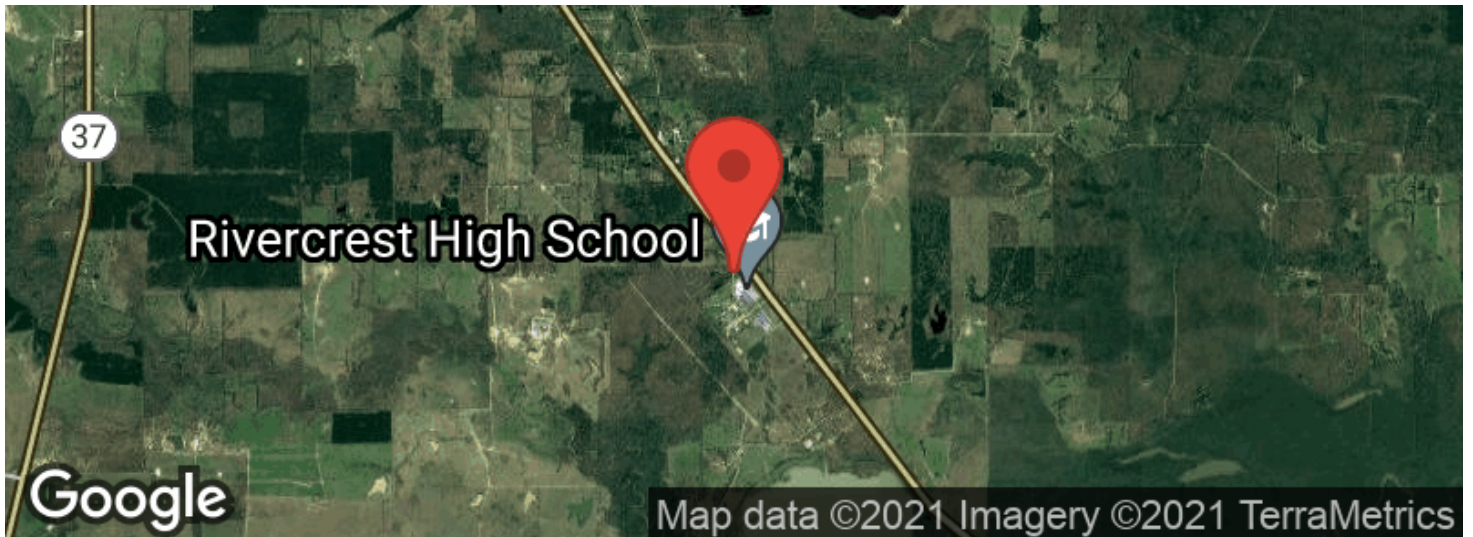
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## Locator Maps



## Aerial Maps



**Rivercrest Retreat - PRICE IMPROVEMENT**  
**Bogata, TX / Red River County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Steve Baxter

**Mobile**

(972) 816-4738

**Email**

sbaxter@mossyoakproperties.com

**Address**

4646 E I-30

**City / State / Zip**

Rockwall, TX, 75087

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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.



**MoreofTexas.com**

## **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.



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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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