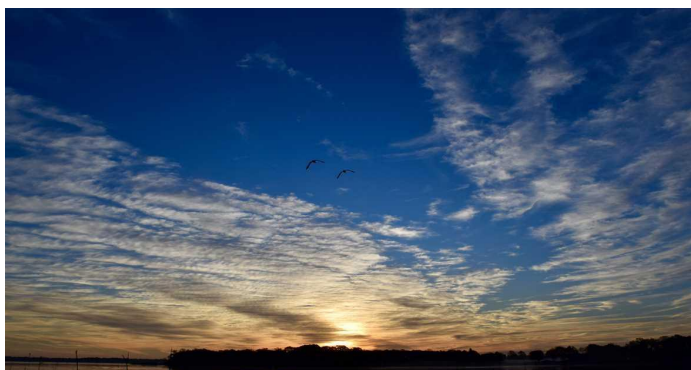


The Peninsula on Lake Fork
Emory, TX

\$2,200,000
57.180 +/- acres
Rains County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

The Peninsula on Lake Fork Emory, TX / Rains County

SUMMARY

City, State Zip

Emory, TX

County

Rains County

Type

Ranches, Recreational Land, Lot

Latitude / Longitude

32.9061 / -95.7115

Acreage

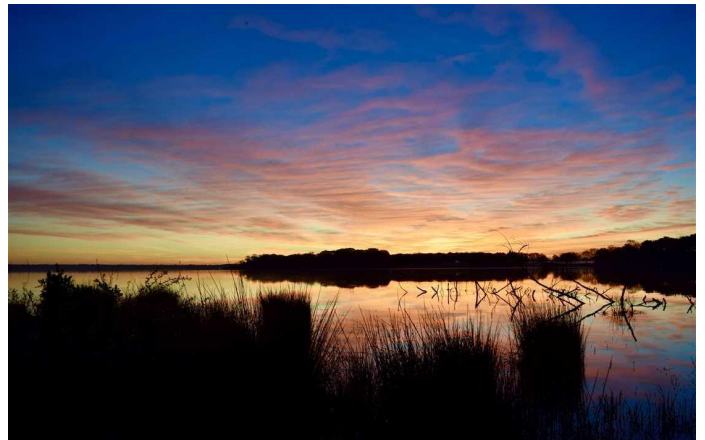
57.180

Price

\$2,200,000

Property Website

<https://moreoftexas.com/detail/the-peninsula-on-lake-fork-rains-texas/8055/>



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The Peninsula on Lake Fork

Emory, TX / Rains County

PROPERTY DESCRIPTION

The Peninsula on Lake Fork is 77.5 total acres with 57 deeded acres and 20.5 SRA leaseback acres. As you turn off of the paved county road and come through the gate, you are met with rolling pastures and towering hardwoods strewn throughout, presenting a parklike feel. On the south side of the property there are two picturesque half acre ponds lined with mature trees, providing ample water for livestock, wildlife and opportunities for private fishing. Once past the second pond you find yourself at "The Point", a spot that offers panoramic views of one of the most prestigious freshwater fishing lakes in America. The top 6 largest bass recorded in Texas all come from Lake Fork, accompanied by 24 more in the top 50, per TPWD. The land then gently rolls to the 4,000+/- feet of accessible shoreline stretching from a quiet cove to the open waters of Lake Fork. Raw land and expansive water combine to form a recreational haven and blank canvas that has equipotential for the private landowner or developer.

A full feasibility study has been conducted to illustrate one possibility for a future development. Available with a signed non disclosure.

LOCATION: Rains county

- 4.8 miles from downtown Emory
- 87 miles from DFW
- 52 miles from Tyler

WATER: 4,000+/- feet of shoreline on Lake Fork, 2 half acre ponds

CLIMATE: 43.9" annual rainfall

UTILITIES: Utilities and city water present at the road

WILDLIFE: Whitetail deer, hogs, rabbits, squirrels, ducks, and bald eagles (among many other species of birds)

MINERALS: Surface only

VEGETATION: Native grasses, post oak, blackjack oak, walnut, cedar elm, and black hickory

TERRAIN: 35' elevation change

SOILS: Lufkin-Raino complex, Woodtell loam, and Bernaldo fine sandy loam



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TAXES: \$100.96 annual

IMPROVEMENTS: Cattle pens

CURRENT USE: Hunting, fishing, grazing, and recreation

POTENTIAL USE: Development, lake front ranchette, hunting, recreation, grazing, freshwater fishing, and other water sports

FENCING: 5 strand fencing present on all sides except for lake frontage

ACCESS: Ample road frontage (.5 miles)

EASEMENTS: Northern border is a deeded easement road owned by seller and is currently fenced out from the rest of the property

LEASES: None

Contact Cade Baxter at 214.236.4205 to schedule a private showing

When buying farm & ranch land or investment property the 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 investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEx, LLC.

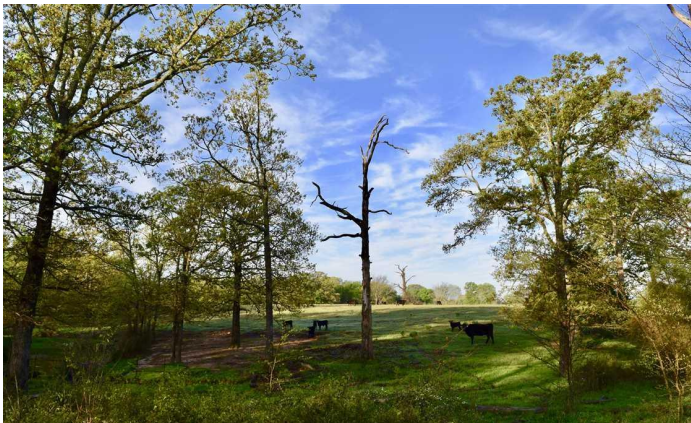


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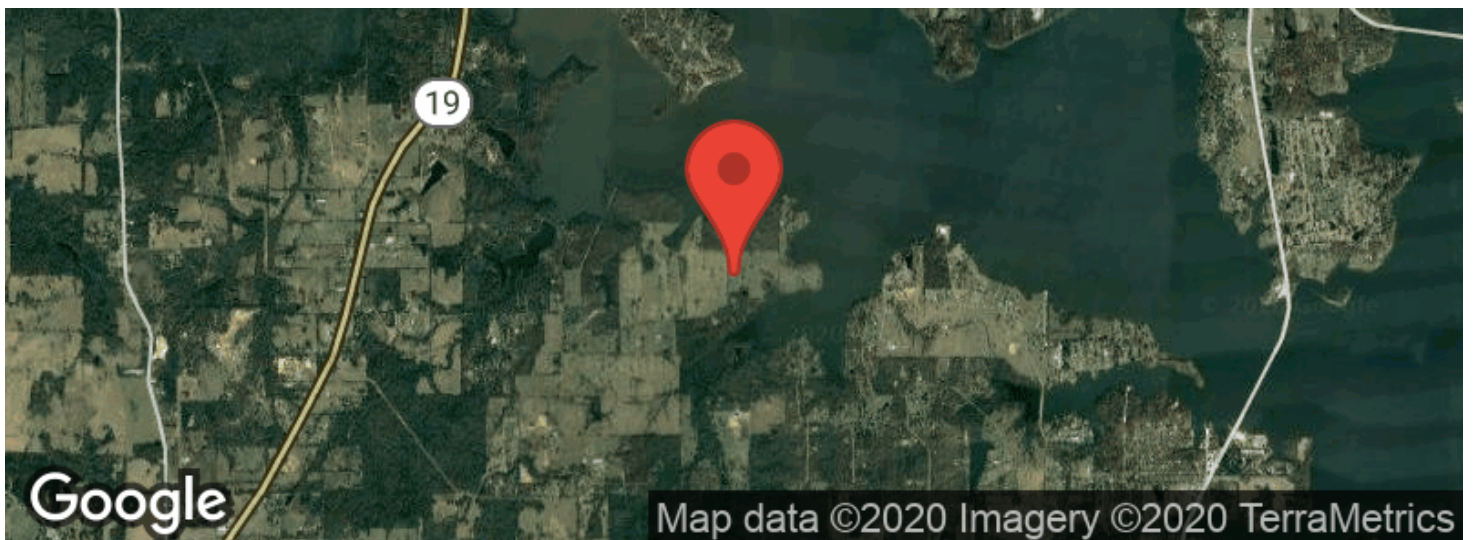
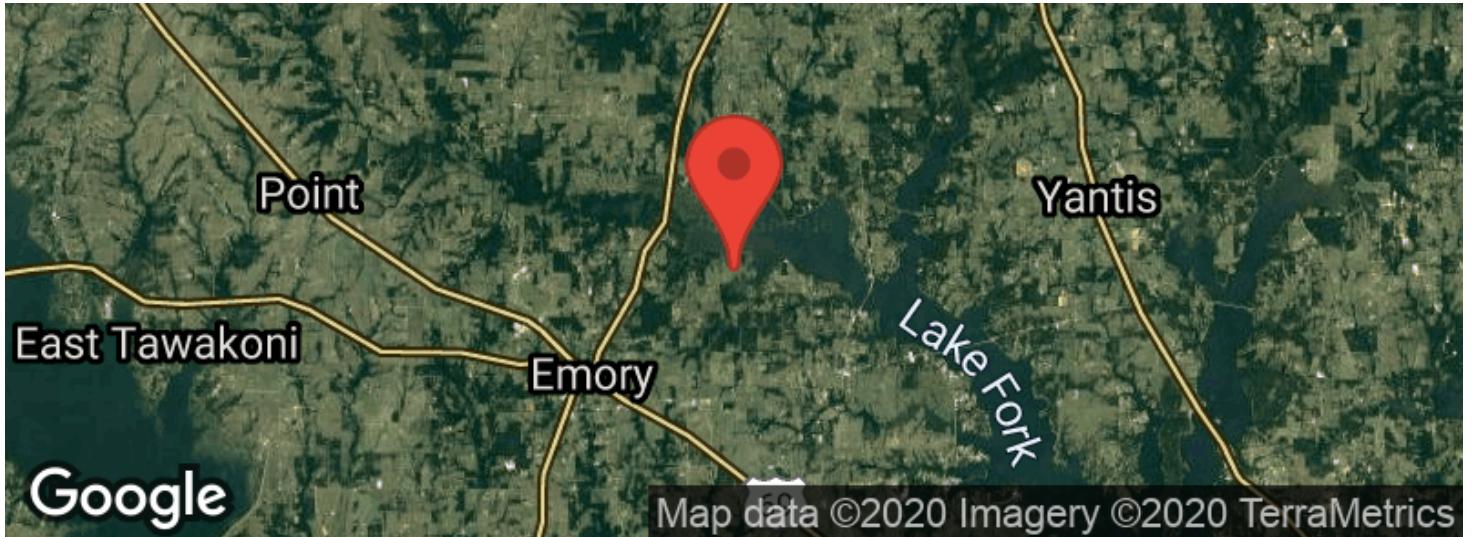
**The Peninsula on Lake Fork
Emory, TX / Rains County**



Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

4646 E I-30

City / State / Zip

Rockwall, TX, 75087

NOTES

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

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