

Richland Chambers Reservoir Ranch
502 SE County Road 2250
Corsicana, TX 75109

\$2,600,000
209 +/- acres
Navarro County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Richland Chambers Reservoir Ranch

Corsicana, TX / Navarro County

SUMMARY

Address

502 SE County Road 2250

City, State Zip

Corsicana, TX 75109

County

Navarro County

Type

Farms, Recreational Land, Lot

Latitude / Longitude

31.9972 / -96.2919

Acreage

209

Price

\$2,600,000

Property Website

<https://moreoftexas.com/detail/richland-chambers-reservoir-ranch-navarro-texas/12001/>



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Corsicana, TX / Navarro County

PROPERTY DESCRIPTION

GENERAL DESCRIPTION:

- **REDUCED PRICE** This is an exceptional opportunity to own 209 acres of lakefront property on the 8th largest lake in the state of Texas. With approximately 1500 feet of shoreline to Richland Chambers Reservoir the possibilities are endless. The gently sloping terrain toward the lake provides stunning views of the water. There are 10 ponds and 2 creeks scattered among the hardwoods and mesquites. The ranch is a great escape to build a waterfront residence or is a prime candidate for development. Properties of this caliber don't hit the market often so don't miss out on the beautiful Richland Chamber Reservoir Ranch.

LOCATION:

- 68 miles from Dallas
- 91 miles from Fort Worth
- 186 miles from Houston

WATER:

- 1500 ft of shoreline on Richland Chambers Reservoir
- The 41,356 acres lake is known for being the 8th largest lake in Texas
- The reservoir is a great destination for boaters who enjoy fishing and water sports
- 10 ponds and 2 creeks decorate the property

CLIMATE:

- Average 229 Sunny Days in Navarro County
- Average of 40 inches of rain per year

UTILITIES:

- Co-op water is run to the entrance of the property
- Electricity run to the property

WILDLIFE:

- Exceptional fishing on Richland Chambers for Coppernose bluegill, Florida bass, channel catfish and blue catfish as well as in the 10 ponds
- Good Whitetail deer and hog hunting

MINERALS:

- No minerals to convey with the property



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VEGETATION:

- Mix of hardwoods, mesquite and pasture land

TERRAIN:

- Elevation ranges from 385ft at the entrance and sloping to 320ft down to Richland Creek Reservoir. There is over 65 ft of elevation changes
- Two creeks create draws on the east and west boundaries

SOILS:

- Crockett Soils is the prominent soil on the property

IMPROVEMENTS:

- There is a 1970s 1200 sf home on the property that could be repaired and turned into a great house or guest house.
- Cattle pens

CURRENT USE:

- Cattle Ranch

POTENTIAL USE:

- Development opportunities await for a lakefront residential subdivision
- Full time residence on the lake
- Weekend get away with lake access

FENCING:

- Good to fair condition
- Cross fenced

ACCESS:

- There is access off CR 2250 as it dead ends into the ranch

EASEMENTS:

- There are no known current easements

LEASES:

- There is a cattle lease on the property that could be extended or canceled

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.



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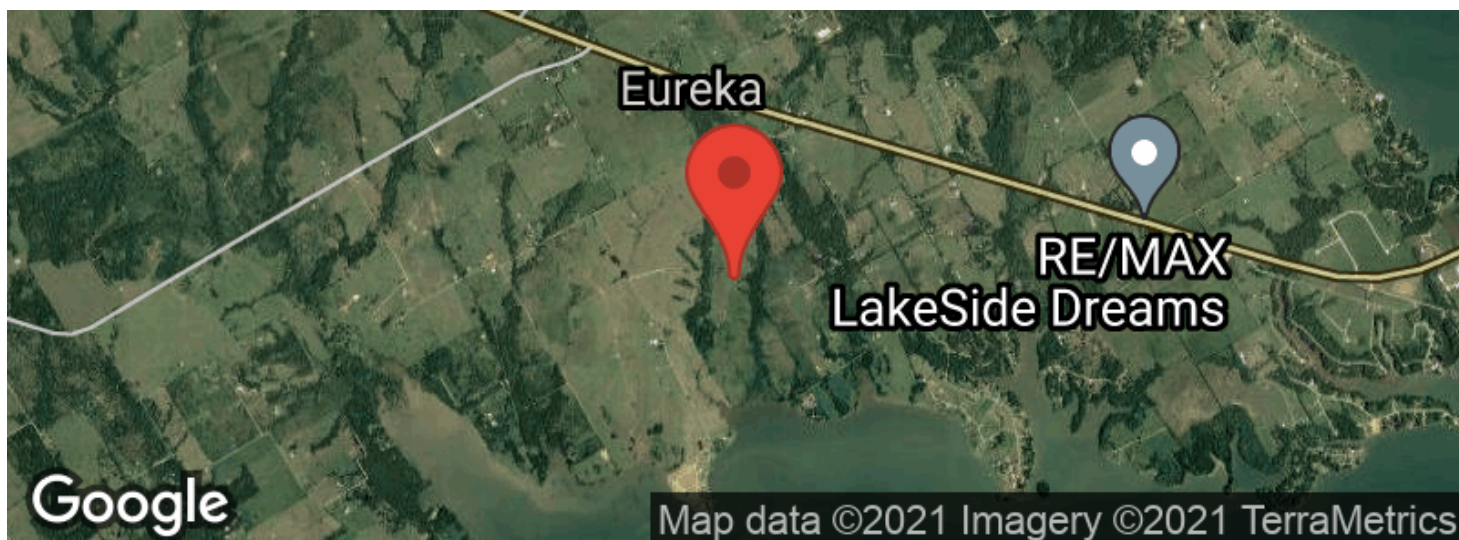
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Corsicana, TX / Navarro County



Locator Maps



Aerial Maps



Richland Chambers Reservoir Ranch
Corsicana, TX / Navarro County

LISTING REPRESENTATIVE

For more information contact:



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Denton, TX 76207

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.



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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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