

Lake Fork The Bass Capital of Texas!

APPROXIMATELY 36.1 ACRES + Approximately 11 ACRES of Lease Back
Acreage Form The Sabine River Authority
Priced at \$198,770.00

A unique opportunity to own property at Lake Fork where the Top 50 BIG BASS LIST With 34 Entries! To get on this list it takes catching a bass over 15 pounds! There is approx. 36 deeded acres PLUS 11 acres of Lease back, giving lake access, which has been channeled & dug out. A Beautiful Property with HEAVY MATURE GROWTH TIMBER , owner says timber value is estimated in excess of \$45,000.00. Also, you will find elevation changes slopping down to the lake, which appears there is none of the deeded acreage being in a 100 year floodplain, and two ponds. The property has plenty of CR frontage with additional deeded PR frontage. 1st time on the market since the construction of Lake Fork. This property has endless possibilities!

DIRECTIONS: *See Attached Map.*



107 W Fannin ST.
Leonard, TX 75452
Office: 903-587-9898
Offered By David Norman
Cell: 903-815-2872



CR 1280 & PR 5282 - Quitman, TX



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www.davidnormanrealtyadvisors.com



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The area in **“yellow”** is the approximately 36.140 acres of deeded land, which has oil top road frontage on CR 1280 on the north side. Then there is also deeded PR frontage on PR 5282, which runs on the east side of the property. Thy are in **“red”** is the approximately 11 acres gives lake frontage, which is lease back with the Sabine River authority, which has no land access except thourgh the 36.140 acres

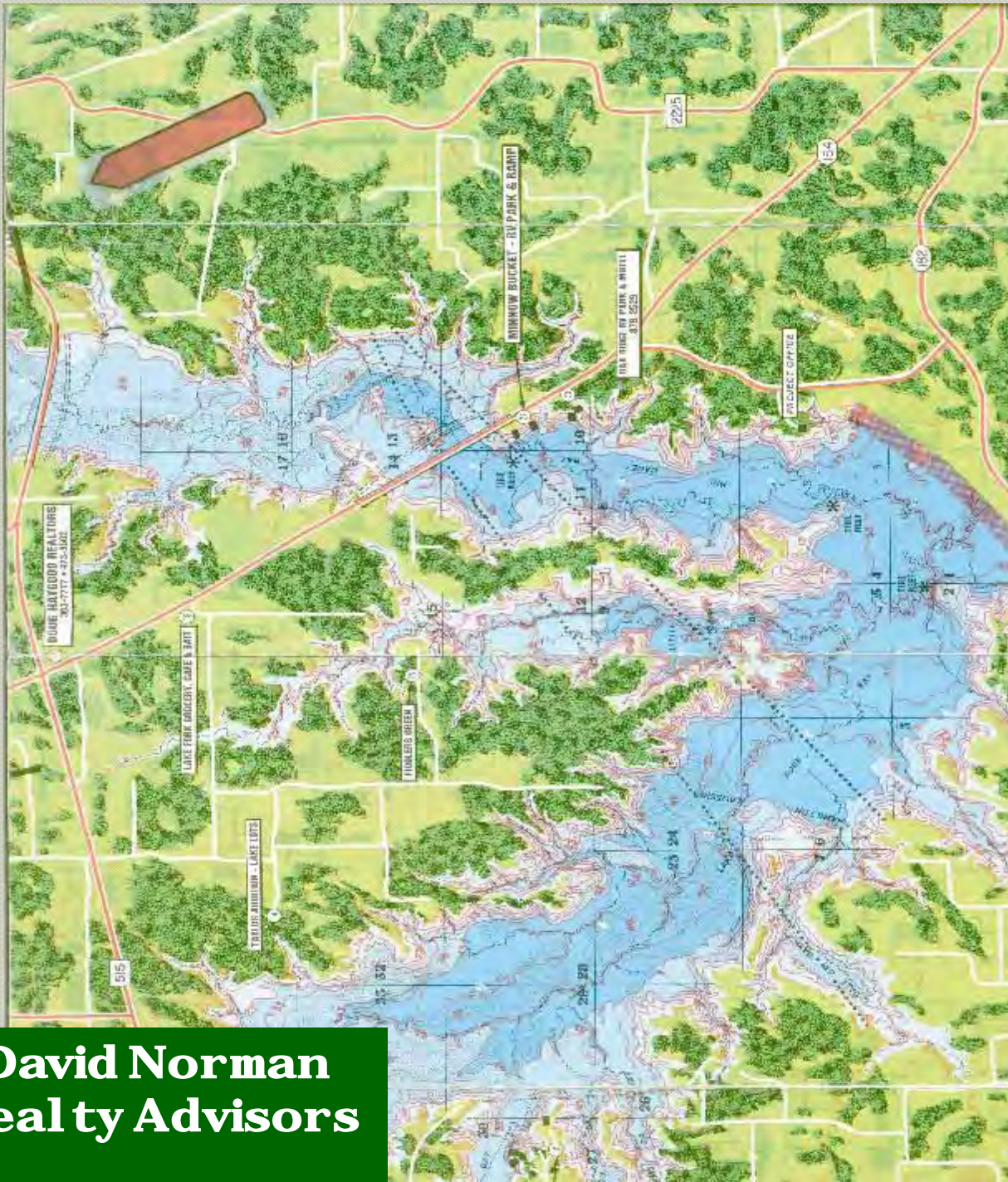
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All Property Lines Are Approximate

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