

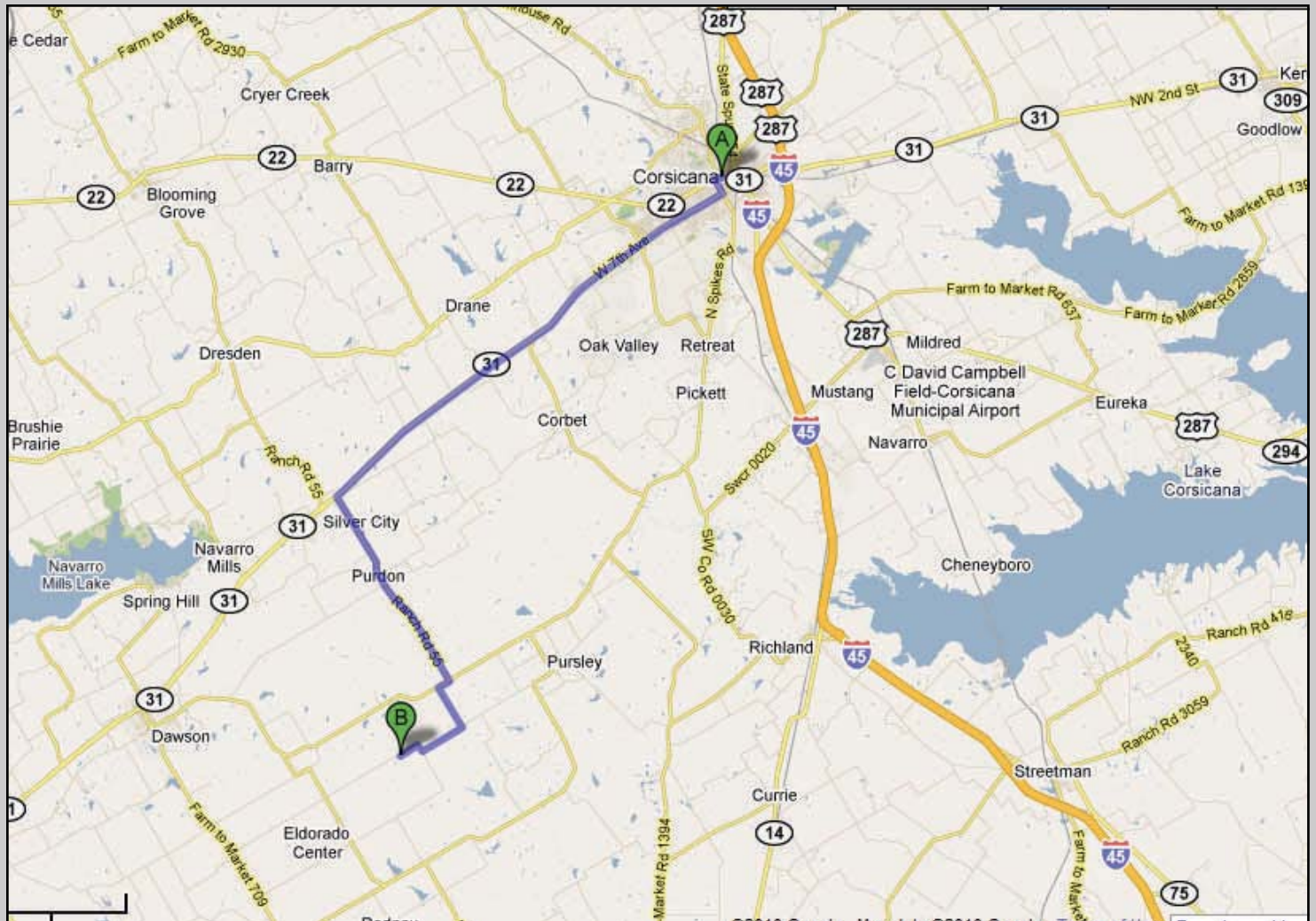
97+ Acres, SW Navarro County



Ready to go Ranch! 97.63 Acres in SW Navarro County, between Dawson and Pursley, TX. The property is fenced and x-fenced, has 2 stocked ponds, seasonal creek, good mixture of pasture and wooded areas. Property includes fully furnished 2002 2BR, 2BA mobile home/cabin, covered shed, 40ft storage container with power and lights, hunting blinds and feeders, PLUS an approx \$20K John Deere tractor with front end loader and all the implements. ALSO included are 8 Dexter (miniature) cows, 1 Bull and a Paint riding horse. Lots of Wildlife: Deer, Dove & Hogs. Any owned minerals to convey with sale. An additional 100 acres is available next door.

Offered at \$2,350 per acre (Firm)

Owner will consider financing.



Directions: From Corsicana, take HWY 31 west 12.5 miles to FM 55 south (left) 5.5 miles to FM 709 –right .3 miles to 1st left at SW CR 4192 1.2 miles to SW CR 4180 right 1.2 miles to SW 4240—right .2 miles to SW CR 4170—left approx .5 miles. Property on left. SOP.

128 S. Fordyce Street Blooming Grove, TX 76626 Office: 903.695.2978 Fax: 903.695.2980

 www.BlueSkyCountry.com 

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Blue Sky Country REAL ESTATE

www.BlueSkyCountry.com

Farm & Ranch, Homes, Commercial,
Recreation and Investment Properties

Robert Phipps Broker / Owner
Cell: 972.351.4710 | Email: RLP2000@airmail.net



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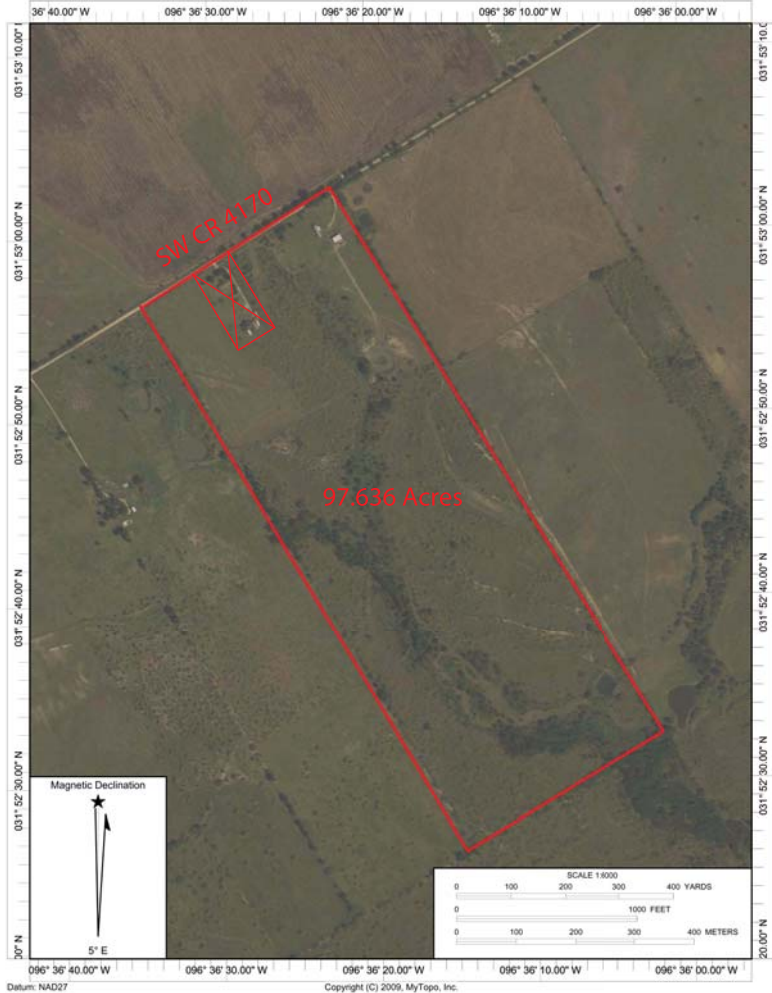
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096° 36' 40.00" W

096° 36' 20.00" W

096° 36' 00.00" W

031° 53' 20.00" N
031° 53' 00.00" N
031° 52' 40.00" N
031° 52' 20.00" N

031° 53' 20.00" N
031° 53' 00.00" N
031° 52' 40.00" N
031° 52' 20.00" N

475

455

450

453

440

PIPELINE

Magnetic Declination

5° E

SCALE 1:8000

0 100 200 300 400 500 600 YARDS

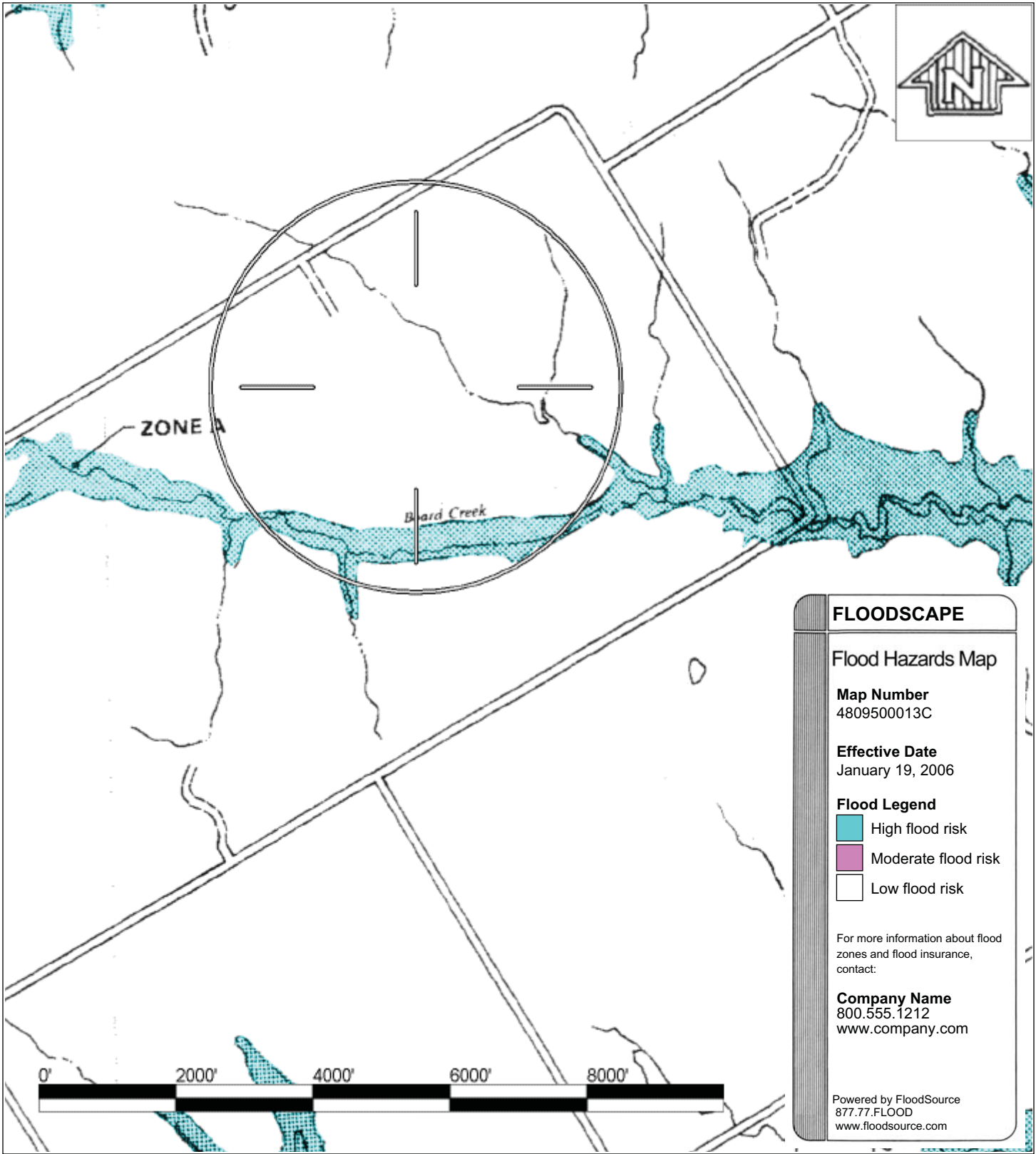
0 1000 FEET

0 100 200 300 400 500 METERS

096° 36' 40.00" W

096° 36' 20.00" W

096° 36' 00.00" W






FLOODSCAPE

Flood Hazards Map

Map Number
 4809500013C

Effective Date
 January 19, 2006

Flood Legend

-  High flood risk
-  Moderate flood risk
-  Low flood risk

For more information about flood zones and flood insurance, contact:

Company Name
 800.555.1212
www.company.com

Powered by FloodSource
 877.77.FLOOD
www.floodsource.com