

Davis Springs 40

40.66 Acres | Fannin County, TX | \$599,000



HAYDEN  OUTDOORS.

Activities & Amenities

Cattle/Ranch
Fishing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Natural Spring
Pond/Lake
Stream/River
Water Rights
Wooded

Land Details

Address: NA FM 274, Ravenna,
Texas 75476, USA

Closest Town: Bonham, Texas

Total Acres: 40.66

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Agricultural

Pasture Acres: 39.33

Water Rights: Yes

Seller's water rights to transfer upon closing.

Mineral Rights: Yes

Seller's mineral rights to
transfer upon closing.

Estimated Taxes: \$39.33 - 2024

Source of lot size: Assessor/Tax Data



About This Property

Davis Springs measures 40.66 acres packed full of recreational value and beautiful landscapes with live water. There are a number of spots throughout the property that will make great homesites and the property boasts a crystal clear, spring fed creek and a pond. The mature trees and elevation changes add to the allure and make this property an absolute stunner.





Land

Just off of the paved FM 274, a privacy gate guards a new rock driveway on the south end of the property. As you enter the property, you are immediately taken by the rolling terrain and gentle elevation changes. From the gate, you can look directly east and see giant hardwood trees, including oak, cottonwoods and sycamores standing tall over Cottonwood Creek as it winds through the SE corner of the property. This spring-fed creek runs year-round and has some of the most clear, colorless water you will ever see. The water is so clear, that as it flows over the creek bed, sometimes you need to refocus your eyes just to see the water as it runs over the sandy bottom. Cottonwood Creek meanders through the property for approximately one quarter of a mile and is fed by a number of springs, some of which weep up from the ground and others that pour directly out of the deep creek banks, creating a shimmer as the water flows down the exposed layers of the past.

A long driveway moves you north through the property and bisects a meadow that is flanked by more mature, dense timber. If you are driving this pathway, your truck is pointed upward as you climb a hill toward an incredible vista. Atop the hill lays a nice sized pond that would be an excellent accent to any future home built on this high ground. The views from here are amazing.

The back end of the property sits higher than the south end near the entrance and it is generally flat outside of the extreme NE corner of the property. This NE corner has more dense hardwoods and some gullies that carry water during heavy runoff creating more incredibly beautiful and rugged landscapes. And, to a whitetail deer hunter, this is another area of the property that shines like a beacon.

The property is well suited for as a home site with multiple areas within the boundaries to build upon. When we all imagine living rural America, this property is what is in our mind's eye.





Improvements

The property has good, solid fencing throughout with one small area along the west side that is open.

Recreation

Whitetailed deer are prevalent in this area and there are multiple spots available to hang a tree stand or put a box blind. Multiple, high quality deer have been taken from this property over the years as it has everything you need...shelter, food and water.

Waterfowl, turkey, hogs, small game and predators are also all available to hunt on this property. On a recent trip to the property there were deer running through the creek bottom, squirrels rustling through the leaves on the ground and geese flying into the pond.

Hiking, driving an ATV or splashing in the creek would also be a great activities on this property.

Agriculture

The property is available for cattle grazing. It has been grazed in year's past alongside a neighboring property. It provides you the opportunity to have your own personal use herd, create income by leasing the grazing rights or add acres with good water to a current cattle operation.





Water/Mineral Rights & Natural Resources

The Seller's portion of both the mineral rights and water rights will transfer as a part of this sale.

Region & Climate

Fannin County, TX is known for having long summers and mild winters. Summers are hot and humid with temperatures reaching the mid 90s and 100s. The winters are generally mild with occasional cold spells dipping into the 20s. Rains are more prevalent in the spring and average rainfall is 46 inches per year.

Location

Davis Springs is located just 1.5 hours (74 miles) north east of downtown Dallas. The ranch sits less than 10 miles as the crow flies from the newly created Bois D'arc Lake, which is the first major reservoir built in Texas in nearly 30 years. The development around this lake has already begun and is expected to grow to support the tourism and recreation the lake will bring. Oklahoma City, OK is less than a 3 hour drive to the ranch and Shreveport, LA is 3 hours and 15 minutes.

Nearby Bonham, TX has all of the amenities you would expect in a growing city of approximately 10,600. There is a hospital and other medical facilities, restaurants, grocery stores, farm and ranch supply stores, hotels, museums and a small airport.

In addition to Dallas/Fort Worth International Airport being just over 1 hour away, the McKinney National Airport features a 7000 foot long runway and is only 40 minutes from the ranch.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

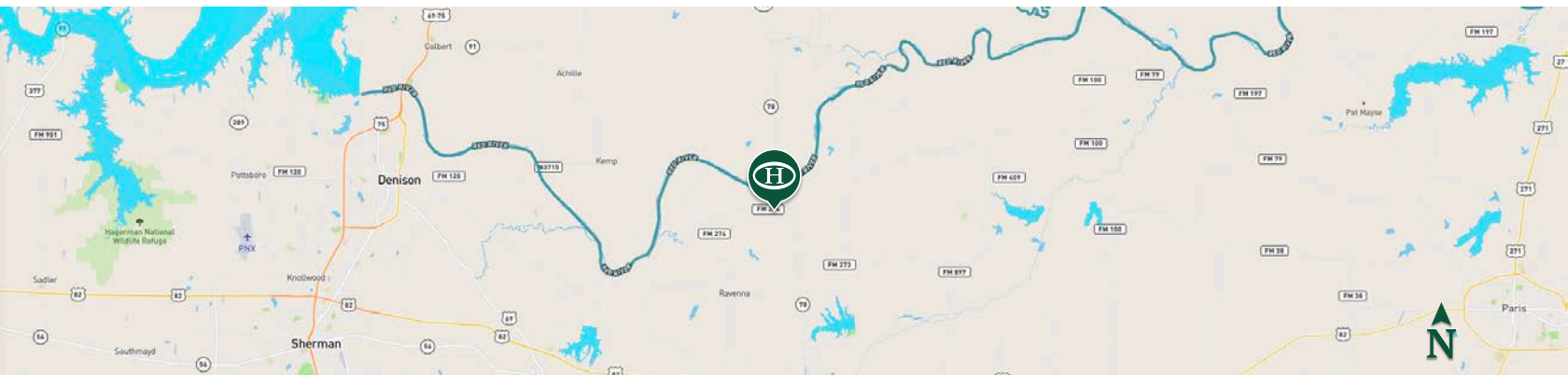
- RICK STEINER, SELLER/BUYER

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testimonials





 Boundary



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