

Crooked Creek Ranch
Cr 4621, Annona, TX, 75550
Annona, TX 75550

\$794,250
105.9± Acres
Red River County



Crooked Creek Ranch
Annona, TX / Red River County

SUMMARY

Address

Cr 4621, Annona, TX, 75550 null

City, State Zip

Annona, TX 75550

County

Red River County

Type

Recreational Land, Hunting Land, Ranches, Farms, Undeveloped Land

Latitude / Longitude

33.44355 / -94.8868

Taxes (Annually)

\$161

Acreage

105.9

Price

\$794,250

Property Website

<https://ranchrealestate.com/property/crooked-creek-ranch/red-river/texas/110414/>



Crooked Creek Ranch

Annona, TX / Red River County

PROPERTY DESCRIPTION

Crooked Creek Ranch sits in the timber country of Red River County, Texas, 105.9 +/- acres on County Road 4621 just outside Annona, with a seasonal creek tracing the western boundary and a recently harvested pine plantation opened up across the heart of the property.

The cleared ground gives a rare advantage in this part of East Texas: visibility, walkability, and a true blank canvas. Replant in pine for a long-hold timber play. Cross-fence and run a small cow-calf operation. Push in a road, set the gate at the right elevation, and put a cabin or barndominium on one of the high spots overlooking the bottom. Or leave the cover to come back and let the deer, hogs, and ducks reclaim it on their own. The creek corridor will do the heavy lifting.

Ag-Exemption in place.

Direct county road frontage means no easement headaches, and the access is solid year-round. Power is on the road. Annona is forty minutes from Paris, an hour from Texarkana, and two hours northeast of Dallas, making this an easy weekend tract for any of the metros.

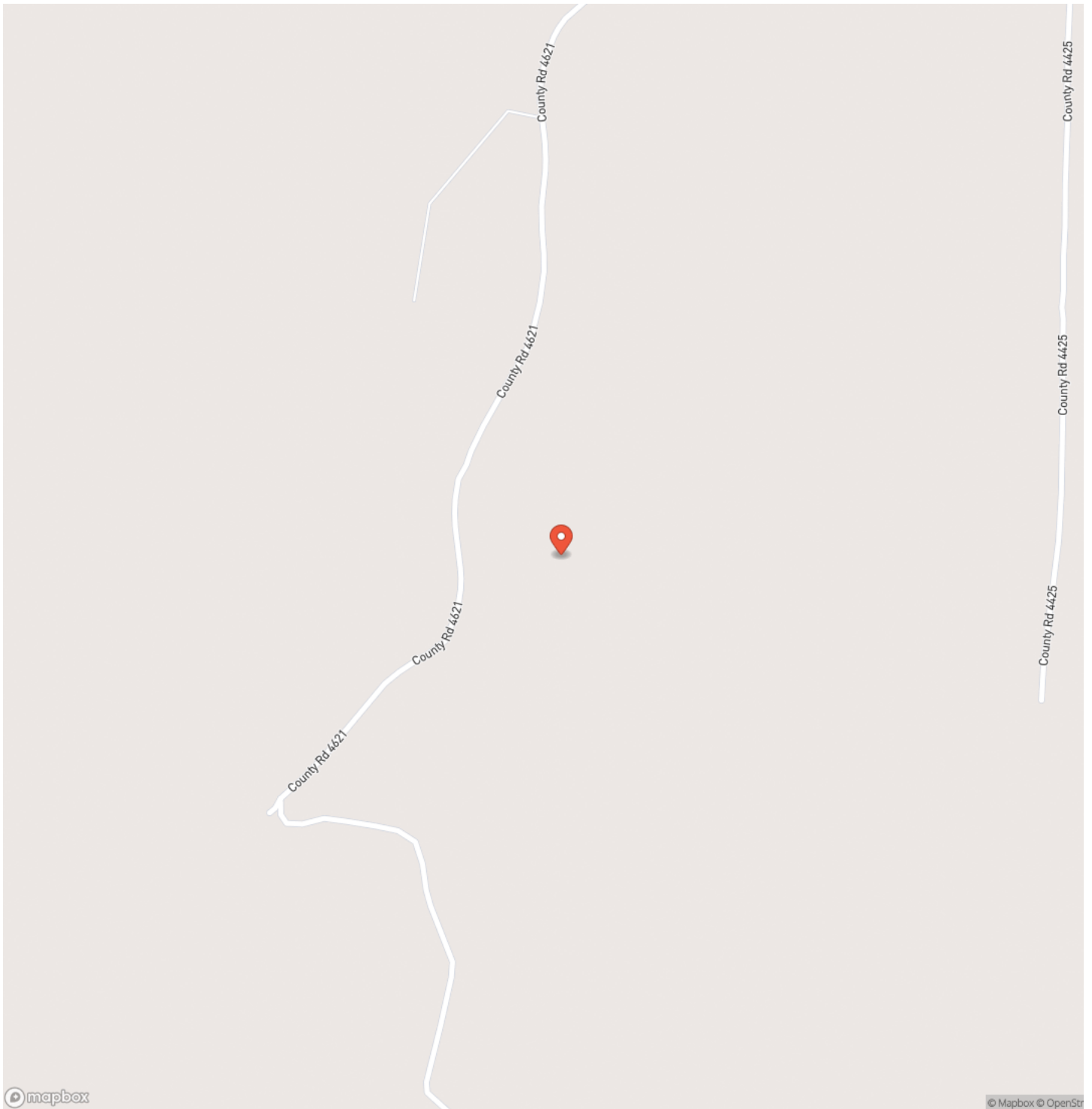
Offered at \$7,500 per acre, approximately \$794,250, exclusively through Capitol Ranch Real Estate.

****Seller is open to considering trades of equal or comparable value, including real estate, stocks, or other assets. All proposals will be considered on a case-by-case basis and are subject to the seller's approval.****

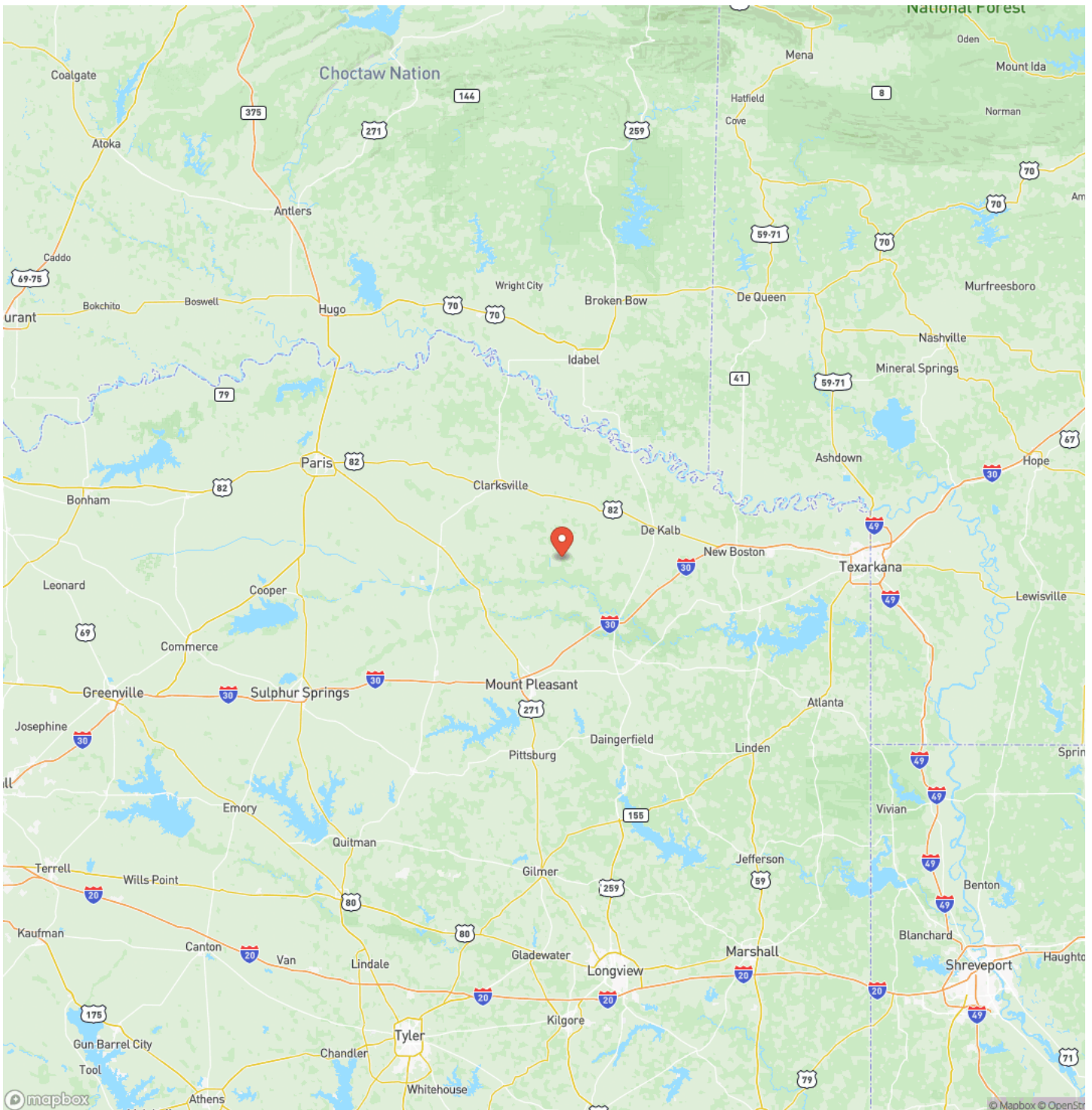
Crooked Creek Ranch
Annona, TX / Red River County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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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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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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