

\$11,100,000 - 648 County Road 2205, Ivanhoe

MLS® #20751695

\$11,100,000

0 Bedroom, 0.00 Bathroom,
Land on 933.00 Acres

None, Ivanhoe, TX

Twin Creeks Ranch is located in the fast developing area near the newly formed Bois D'arc Lake and is one of the largest contiguous land holdings in all of Fannin County, Texas. The ranch boasts its own private, onsite +-85 acre lake, along with numerous other managed wetlands and ponds, making it one of the premier waterfowl hunting properties in all the area.

Spanning +-933 contiguous acres, Twin Creeks Ranch currently sits as a testament to years and years of wildlife management, habitat enhancement, water and their inhabitants.

A cozy and comfortable three bedroom and two bathroom home sits at the end of a one mile long driveway to the pinnacle of the lake and is set at a perfect angle to enjoy the sunrises and sunsets throughout the seasons. The lake, wetlands and combination of dense timber and open grasslands provide excellent habitat for a whole host of wildlife, including waterfowl, whitetail deer, hogs, turkey, dove, small game and predators.



Essential Information

MLS® #	20751695
Price	\$11,100,000
Bathrooms	0.00
Acres	933.00
Type	Land

Sub-Type	Ranch
Status	Active

Community Information

Address	648 County Road 2205
Subdivision	None
City	Ivanhoe
County	Fannin
State	TX
Zip Code	75447

Amenities

Utilities	Electricity Connected, Septic
Waterfront	Dock â€œ Covered, Lake Front

Interior

Heating	Central, Fireplace(s)
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Exterior

Exterior Features	Boat Slip, Covered Porch(es), Storm Cellar
Lot Description	Acreage, Agricultural, Bottom, Brush, Pasture, Water/Lake View

School Information

District	Sam Rayburn ISD
Elementary	Sam Rayburn
Middle	Sam Rayburn
High	Sam Rayburn

Additional Information

Zoning	Agricultural
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Listing Details

Listing Agent	Jim Elliott
Listing Office	Hayden Outdoors, LLC

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