

# \$5,768,500 - Tbd County Road 1197, Yantis

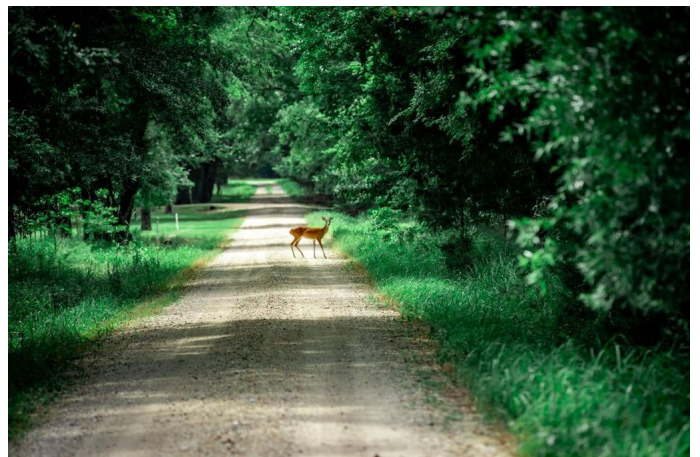
MLS® #21018913

**\$5,768,500**

0 Bedroom, 0.00 Bathroom,  
Land on 576.85 Acres

OCHILTREE HUGH, Yantis, TX

This is a Deer and Duck Hunters paradise. This property has a lot of character with rolling hills, 5 ponds and sandy loam soil. A must come see to appreciate. 212 acres of lease back from Lake Fork \$8 per acre x 212= \$1,700 Per Year. Making a total of about 788 acres to hunt and fish on. This property has been in the Sartin Family for over 100 years. Community water is available, and electric is on site. The Wilcox aquifer under this land makes drilling a water well no problem. Almost a mile of frontage on lake fork lease back property. To see the property call the listing agent.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 21018913    |
| Price     | \$5,768,500 |
| Bathrooms | 0.00        |
| Acres     | 576.85      |
| Type      | Land        |
| Sub-Type  | Ranch       |
| Status    | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Tbd County Road 1197 |
| Subdivision | OCHILTREE HUGH       |
| City        | Yantis               |
| County      | Hopkins              |
| State       | TX                   |

|          |       |
|----------|-------|
| Zip Code | 75497 |
|----------|-------|

### **Amenities**

|               |                                             |
|---------------|---------------------------------------------|
| Utilities     | All Weather Road, Asphalt, Co-op Electric   |
| Is Waterfront | Yes                                         |
| Waterfront    | Lake Front, Lake Front " Corps of Engineers |

### **Exterior**

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Acreage, Hilly, Many Trees, Oak, Steep Slope, Tank/ Pond |
|-----------------|----------------------------------------------------------|

### **School Information**

|            |            |
|------------|------------|
| District   | Yantis ISD |
| Elementary | Yantis     |
| Middle     | Yantis     |
| High       | Yantis     |

### **Additional Information**

|        |         |
|--------|---------|
| Zoning | Unzoned |
|--------|---------|

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Agent  | Johnny Gibson  |
| Listing Office | Freedom Realty |

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Listing information last updated on November 21st, 2025 at 8:16am CST