

\$10,324,700 - 6977 E Fm 171, Byers

MLS® #21066289

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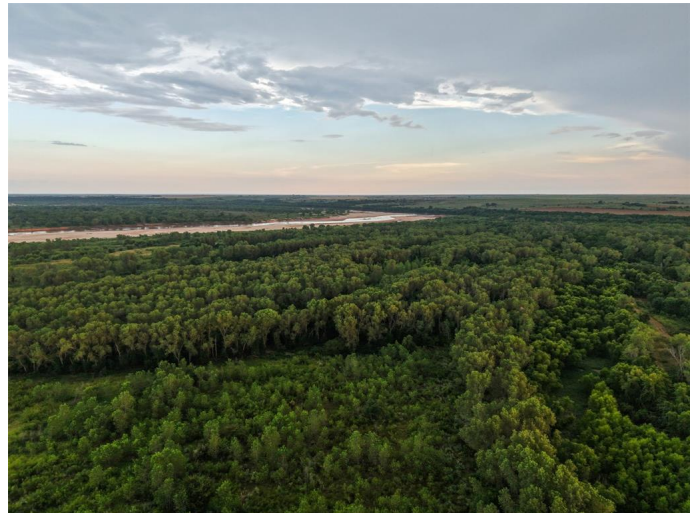
0 Bedroom, 0.00 Bathroom,
Land on 1541.00 Acres

none, Byers, TX

Rare opportunity to own an exceptional large-acreage recreational ranch with an impressive 1.5 miles of Red River frontage with acreage in both TX and OK in contiguous parcels on the west side of the river. With limited infrastructure and improvements for a ranch of this size, you can enjoy the benefit and beauty of natural resources while having the freedom to shape this property as your own. *Seller willing to subdivide into 3 tracts - contact Listing Agent for details*

The expansive River Bluff Ranch offers an array of possibilities for future use including a family ranch or personal residence, a weekend getaway, or even income production from hunting leases or package hunts. The diverse terrain of this riverside ranch includes dense tree cover, river bottomland, and wetlands that create excellent wildlife habitat. It also offers areas of fertile soils for cultivation, seasonal creeks running through much of the property, and good surface water including several ponds.

River Bluff Ranch offers top tier recreational options for hunting, fishing, and trail riding for ATV or horseback with over 10 miles of trails throughout the property. While lightly hunted in recent years, River Bluff Ranch produces trophy whitetail and year-round action with turkey, hog, duck and varmint hunting. The bends of the river offer multiple spots to fish for channel catfish, flathead, sand bass, and



more. The ranch is also fenced for cattle, with the fencing in good condition, and a set of working pens onsite. A 3-sided livestock shed with pipe fencing is adjacent to the lodge. A 3284 sqft 2BR 2.5B lodge building provides a comfortable space to gather, relax and rest. A separate 2BR 1B cabin with kitchen and a covered front porch offers additional living space for guests. The ranch has co-op water and electricity connected. Ag exemption in place. No minerals owned.

This listing is co-brokered with Turner Land Company.

Built in 2010

Essential Information

MLS® #	21066289
Price	\$10,324,700
Bathrooms	0.00
Acres	1,541.00
Year Built	2010
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	6977 E Fm 171
Subdivision	none
City	Byers
County	Clay
State	TX
Zip Code	76357

Amenities

Utilities	Electricity Connected, Co-op Water, Outside City Limits, Septic
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description Acreage, Many Trees, Pasture, Tank/ Pond, Waterfront

School Information

District Henrietta ISD
Elementary Henrietta
High Henrietta

Additional Information

Zoning Unzoned

Listing Details

Listing Agent John Willingham
Listing Office Clayton-Waggoner Properties

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