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PROPERTY SUMMARY

October 15, 2014

PROPERTY:	County Road 2278 and 452 Delwin, Texas 79248	
	12 Miles South of Paducah, Texas	
TYPE/ZONING:	No zoning - land is in the county	
SIZE:	Parcel 4: +/- 160 AC	This 160 acres has an old home used for a hunting Camp. Has water well and electricity.
AVAILABLE:	Immediately	
UTILITIES:	Electricity on site, Water Well and Septic	
PRICE:	\$184,000.00 / \$1,150.00 per Acre	
TRACT CONFIGURATION:	Rectangle	
TOPOGRAPHY:	Level, Deep draw	
FENCED:	Fenced on all 4 sides and cross fenced	
TERMS:	Cash at closing	
LISTED:	Loop Net, Xceligent, CoStar, MLS, Many Websites	
COMMENTS:	This is 1 of 4 privately owned parcels. All tracts are for sale, (see other listings). This 160 acres is just 12 miles south of Paducah, Texas, with deep draws, thick brush, mesquite and native grasses. This property sits on part of the head waters for Buck Creek that runs into the Wichita. There's an old home on the property with well water and electricity, home needs some repair, but can be made into a great hunting camp house. Less the 1/8 mile to the north there is another, contiguous +/- 80 acre, +/- 165 acre and +/- 85 acre for a total of +/- 330 acres for sale. These parcels sit across from the 79,000 acre old Swenson/Tongue River Ranch, among other things, known for it's great hunting. Owners are willing to sell the 4 parcels of land as a whole or individually. Please call for a showing.	
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