158± ACRE RANCH

Upshur County, Texas / 158± Acres / $1,600,000

FACTS

- 158.595 Acres
- Located 12 miles West of Gilmer on FM 852 and FM 1002
- Currently owner operated, home is tenant occupied

IMPROVEMENTS

- 1,439 square foot home
- Large pipe corrals, backgrounding setup with turnouts
- Fenced and Cross fenced
- Improved Bermuda, Bahia, Crab and native grasses
- 6,000+ feet of FM frontage
- Utilities onsite
- Oversized deep water well onsite

PROPERTY OVERVIEW

Desirable road frontage in Upshur County 12 miles west of Gilmer, and 7.5 miles north of Holly Lake Ranch. Over 6,000 feet of FM frontage, no flood plain and utilities onsite make for future development. Very rarely does an investment like this come on the market — and within Harmony School District. Property is currently used for beef production and has some rental income.

CENTURY 21
FARM & RANCH
Harvey Properties

for more information, contact:

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