

**Campbell
Farm and Ranch
Rural Land Specialists
806-470-6015
www.campbellfarmandranch.com**

PROPERTY: 21 Acres-Caddo Creek Retreat
Loop 252
Caddo, TX 76429

PROPERTY TITLE: Caddo Creek Retreat
LANDS OF TEXAS/AMERICA ID#:945206
LISTING AGENT: Boone Campbell

| CHARACTERISTICS | QUANTITY | DETAILS |
|-----------------------|--------------------|----------------------------------|
| Acres | 21 | |
| Acres of Native Cover | 21 | Thicks Cover & Some Old Burn Off |
| Acres of Cultivation | None | |
| Tree Cover | 85% Heavily Wooded | Oaks , Cedar, Elms & Mesquite |
| Elevation Change | 50ft | Rolling |
| Tank/Ponds | None | |
| Caddo Creek Frontage | 225+ Ft | |
| Frontage | 1800 Ft | Loop 252 |

Aerial Photo Available at www.campbellfarmandranch.com.

| DETAILS | DESCRIPTION |
|------------------|--|
| Utilities | Water & Electricity |
| Hunting | Deer, Dove, Turkey, Hogs, Quail, & Varmint |
| Improvements | None |
| Perimeter Fences | Good to Fair |
| Cross Fences | None |
| Production | None |
| Minerals | No Minerals Convey |
| Tank/Ponds | None |
| Frontage | 1800 Ft |
| Neighbors | N- 17 acres |

The information contained in this fact sheet is understood to be accurate and reliable, but it is not guaranteed. Campbell Farm & Ranch makes every effort to ensure that the information in this fact sheet is accurate and reliable, but the information cannot be warranted or guaranteed. Please verify all information before using the information contained on this fact sheet for decision-making purposes.

18008 Hwy 180 Caddo, TX 76475 T: 806-470-6015 F: 817-887-2161 E: boonecampbell@gmail.com

Broker-Betty Brewer