

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

PROPERTY: 40 Acres-Caddo Creek Ranch
Park Road 33
Stephens County, TX 76424

PROPERTY TITLE: Caddo Creek Ranch
LANDS OF TEXAS/AMERICA ID#: 945200
LISTING AGENT: Boone Campbell

CHARACTERISTICS	QUANTITY	DETAILS
Acres	40	
Acres of Native Cover	40	Varied
Tree Cover	50% Heavy, 50% Light	Oaks,Elms,Pecans, Mesquites & Cedars
Elevation Change	30+ ft	Rolling
Caddo Creek Frontage	1750+/- ft	Covered in Large Trees
Frontage	1750+/-ft	Park Road 33 & County Road

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	2 Pump Jacks? Oil Wells
Minerals	No Minerals Convey
Frontage	1750 ft of Park Road 33 Frontage
Neighbors	S- 17 Acres, SE- 5 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