



# TURKEY CREEK RANCH

500 FM 1953, Groesbeck, TX  
54 Acres | \$349,000



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# PROPERTY DESCRIPTION

The Turkey Creek Ranch is a 54-acre recreational tract that offers complete privacy. You'll find 85% of the property covered in dense woods that serves as a perfect habitat for the wildlife in this area. The current owners have used this land for hunting and weekend retreats. Turkey Creek runs through the property from north to south, providing a good water source for wildlife. This would make a great weekend retreat being that it's only 3.5 miles from beautiful Lake Limestone.

Turkey Creek Ranch offers 54 acres of raw land with private road access to FM 1953. Turkey Creek flows through the property, providing plenty of water for wildlife and cattle. You'll find numerous tree species throughout the dense woods, including Water Oak, Post Oak, Sugar Hackberry, Blackjack Oak, and many more. The Senderos throughout the property are mostly comprised of Bahia grass.

The property has 4-strand barbwire fencing on two sides of the perimeter and barbwire fencing around an old production pad in the middle of the property. The production pad is still in use as a pressure station. A capped water well is situated on the outskirts of the same production pad. Electric is available on the eastern boundary of the property.

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SCAN HERE TO SEE MORE OF  
TURKEY CREEK RANCH

## LOCATION

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Limestone County

41 Miles to Waco, 41 miles to Corsicana, 78 miles to Bryan/ College Station, 115 miles to Tyler, 156 miles to Houston airport.

## DIRECTIONS

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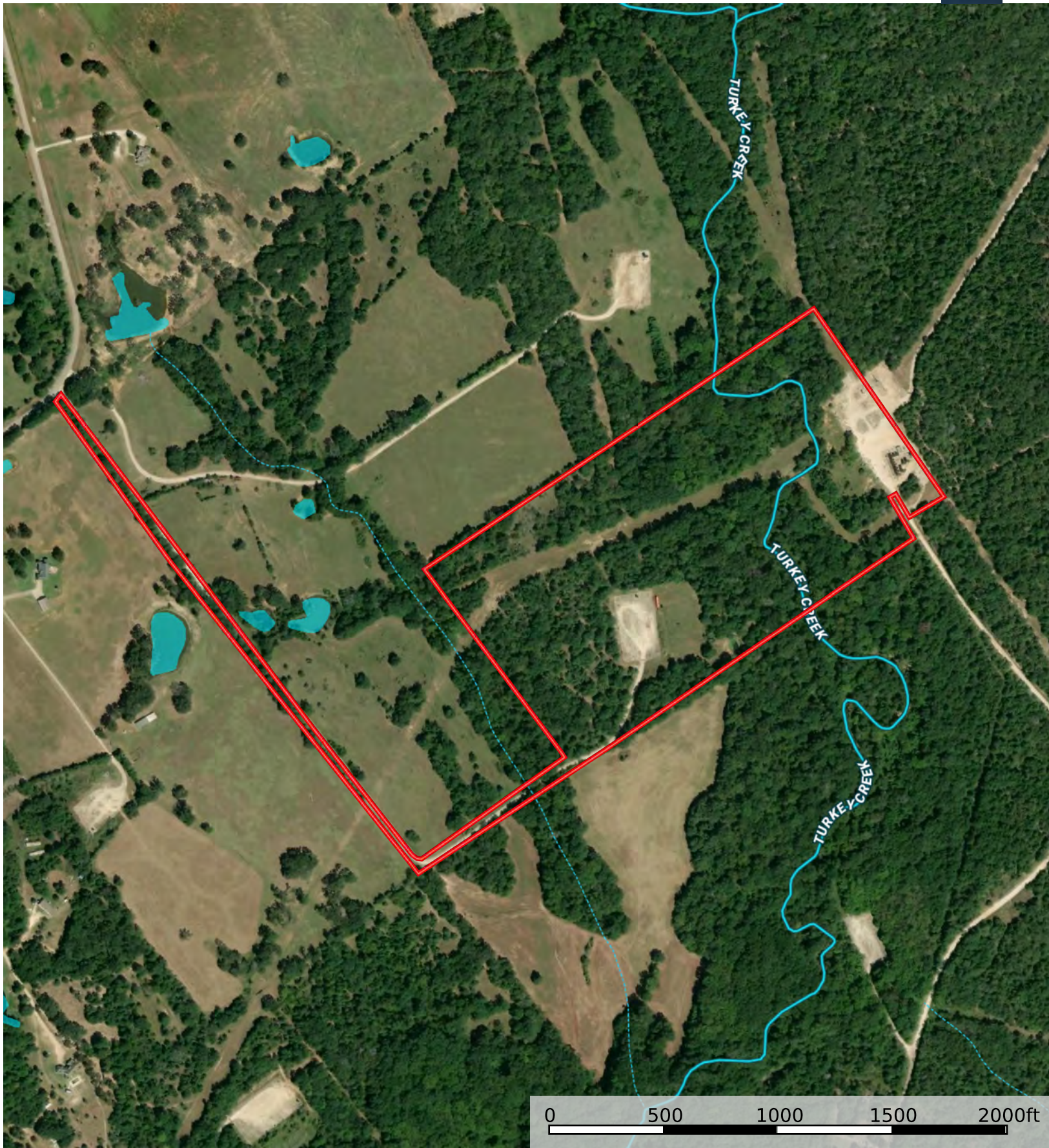
From Groesbeck travel east on TX-164, in 7.2 miles turn left onto FM 1953. Property will be on your right in 0.2 miles.

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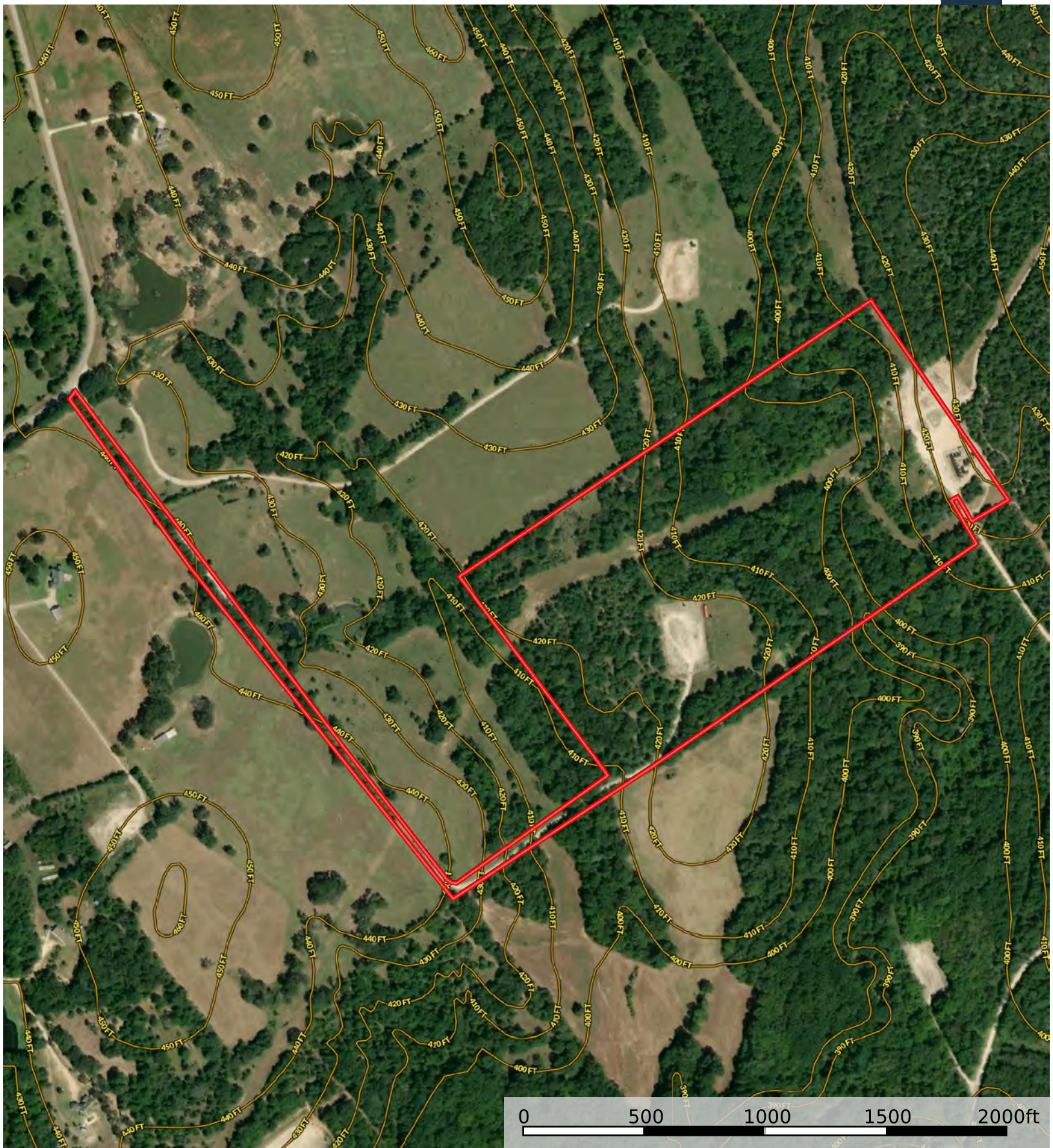


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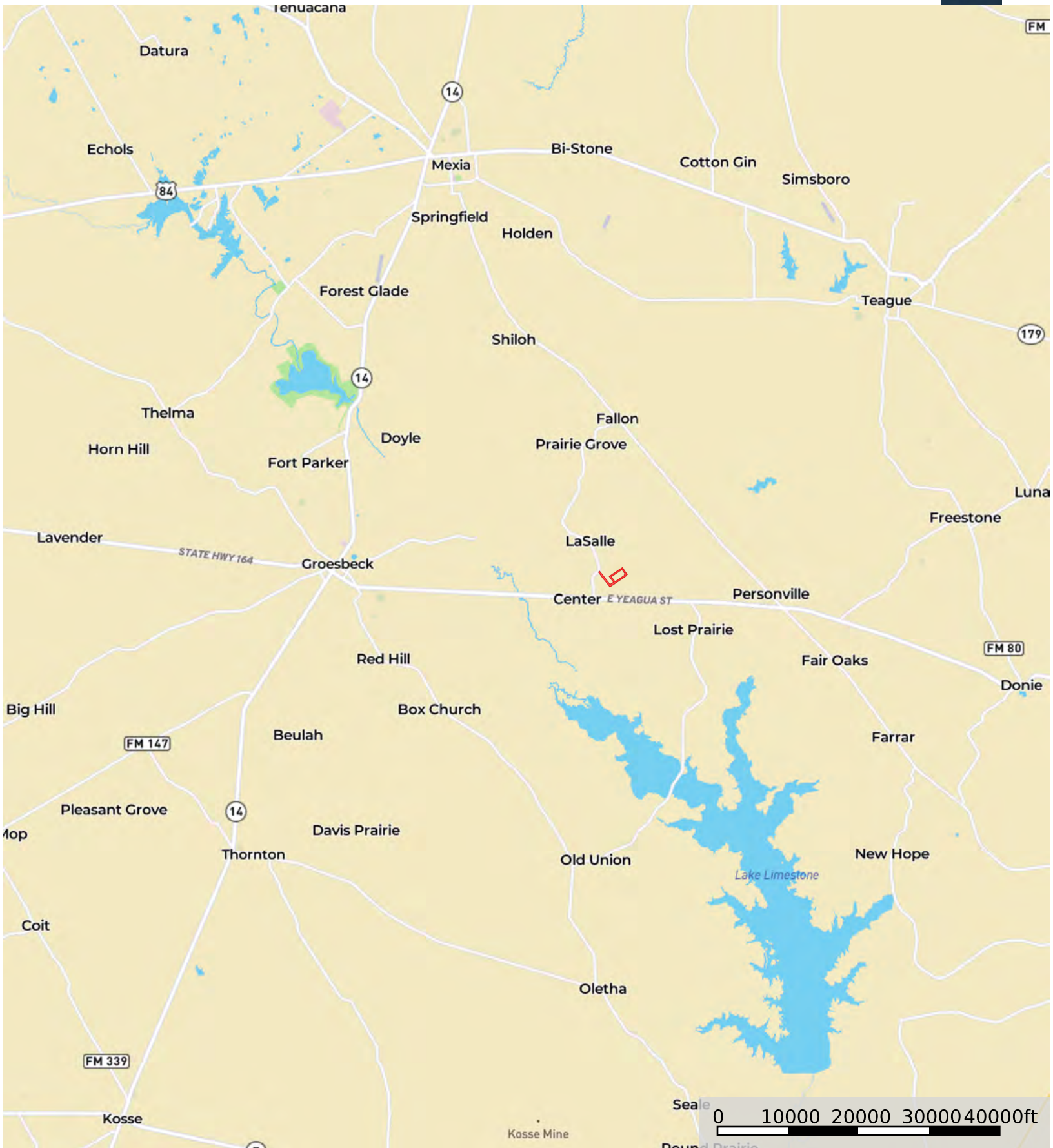


Boundary



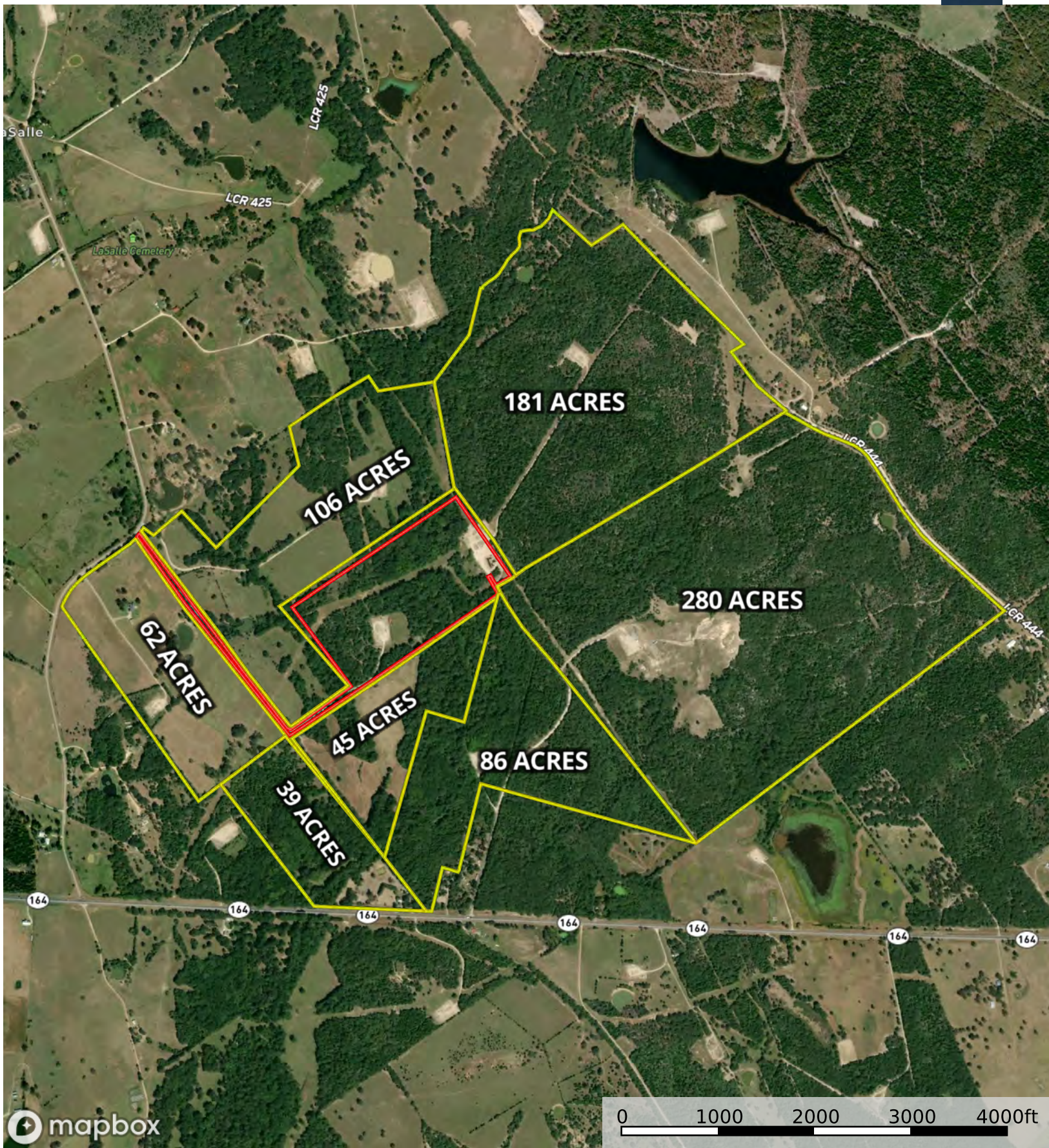
# 500 FM 1953, Groesbeck, TX

Limestone County, Limestone County, Texas, 54 AC +/-



Boundary





Boundary 1 Boundary