

# 195 Smith Ranch Road Tioga, TX 76271



**'RARE OPPORTUNITY ALERT-- INCREDIBLE LAKE FRONT 12.851 TOPO-RICH ACRES LAKESIDE SETTING PERCHED ON THE EDGE OF RAY ROBERTS LAKE... YOUR OWN ONE-OF-A-KIND ULTIMATE, PRIVATE, BREATHTAKING OPEN WATER EDGE VIEWS CONTIGUOUS TO LAKE'S CORP PROPERTY \* ONLY LOT AVAILABLE IN SMITH RANCH ESTATES-- Formerly The Legendary Historic 'Smith Ranch' Located on Pop Noah & Smith Ranch Rd (Private Rd)'... Located Approximately 6 Minutes NW of Tioga & 8 Minutes SW of NEW N Toll Rd Extension & Horse Country, USA, Pilot Point \* Less Than 45 Minutes to Metroplex \* This Standout Property with Amazing Waterfront Views Is Iconic In Its Own Right, Largely Untouched & Affords A Rare Chance To Own Your Own Piece of History \* Outstanding Diversity Provides Exceptional Rate Of Return \* Fishing (1 HUGE Stock Pond) \* Premier Hunting & Recreational Ranch \* Abundant Wildlife-- Nature & Sportsman's Paradise with Trophy Deer, Dove, Ducks, Turkey, Hogs \* Fabulous Building Sites \* NO CITY TAXES \* Zoned AG \* Tons of Century-Old Oak & Pecan Trees \* Native Lush Pastures \* Awesome Sandy Loam \* Coastal Bermuda \* Woodbine Water Available with Access for Water Meter \* PenTex Electric \* EXEMPLARY Callisburg Schools Or Tioga Open Enrollment \* Such Unbelievable Acreage So Few People Can/Will Experience \* Restrictions-- No More Than 1 Guest House Allowed with Main Residence \* VIEW VIRTUAL DRONE TOUR... MLS # 20798961**

## \$898,250

**ADDITIONAL LAND AVAILABLE CONNECTING TO THIS ACREAGE IF YOU WANT MORE LAND!**

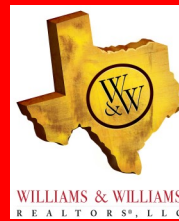


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