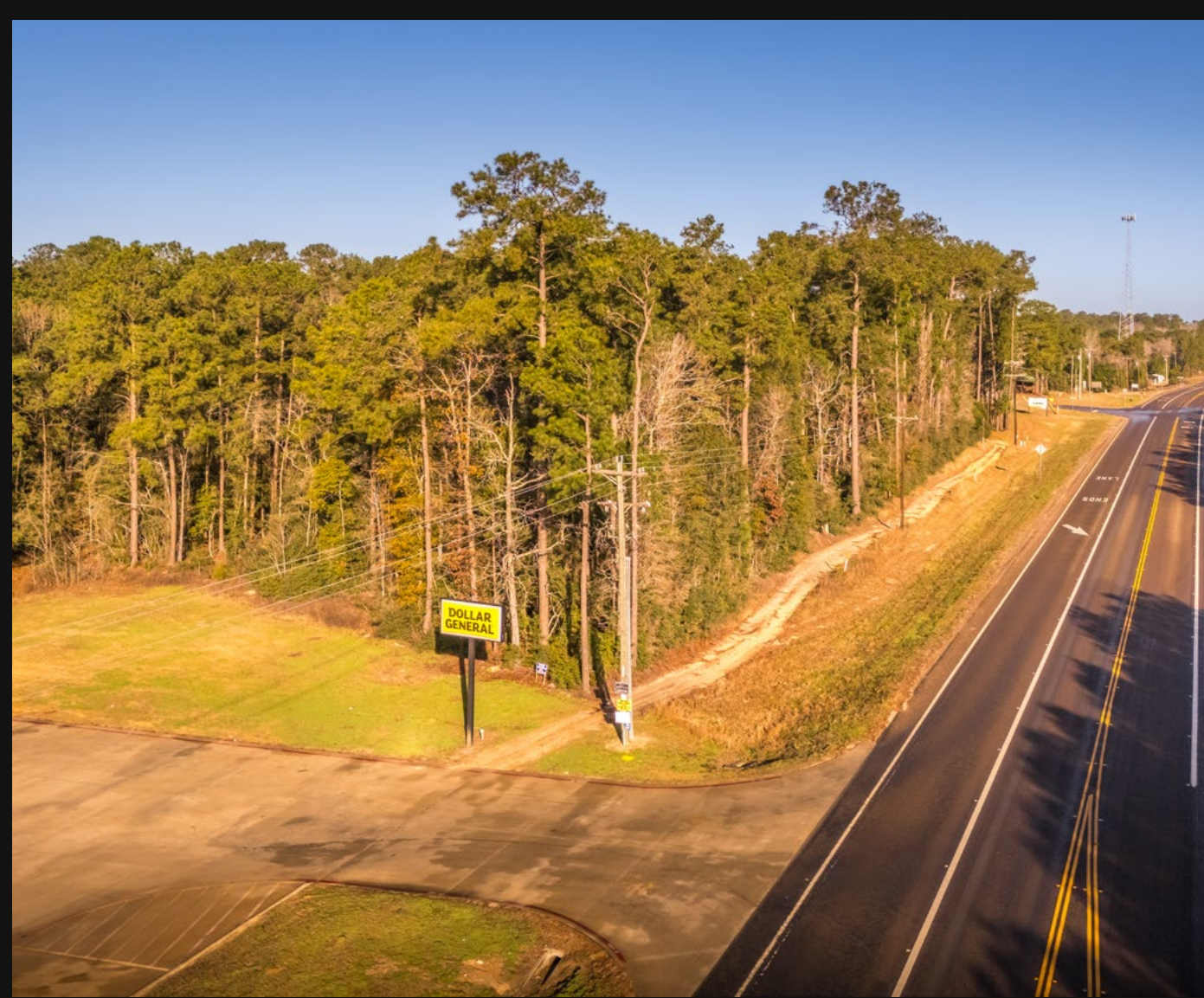


IVANHOE 40 RANCH

40± ACRES | TYLER COUNTY, TEXAS



TEXAS RANCH SALES, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSales.com



Property Features

- Woodville, Texas
- US Hwy 69 Frontage
- Unrestricted acreage
- Low fenced
- Trails throughout
- Secluded by dense timberland
- 2,151± ft of wet-weather creek
- Current owner holds Ag Exemption for timber

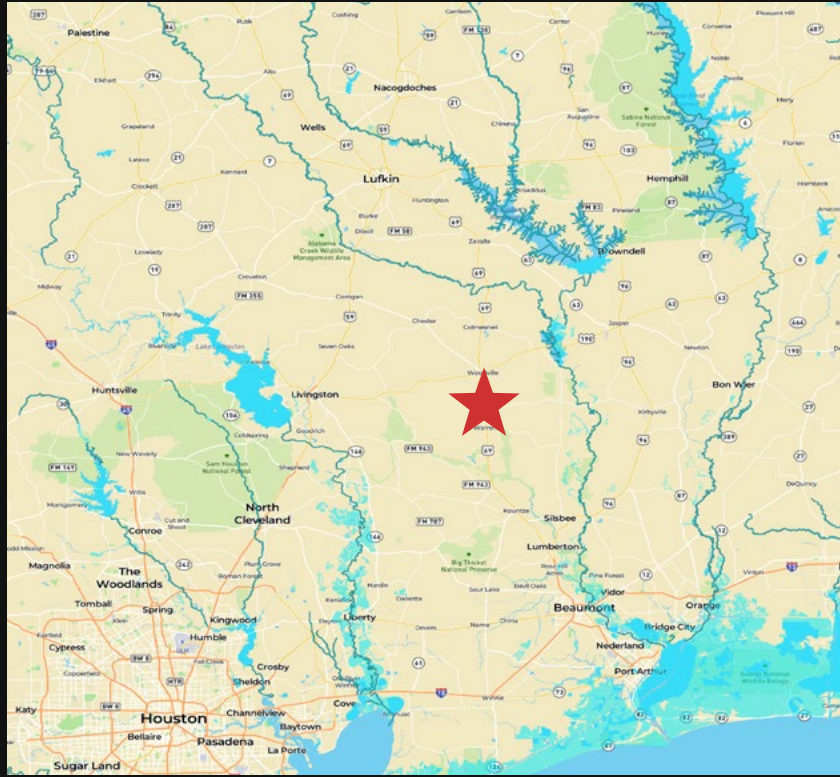




Stoney Petit
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Anthony Vaughan
 NMLS1988136

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

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