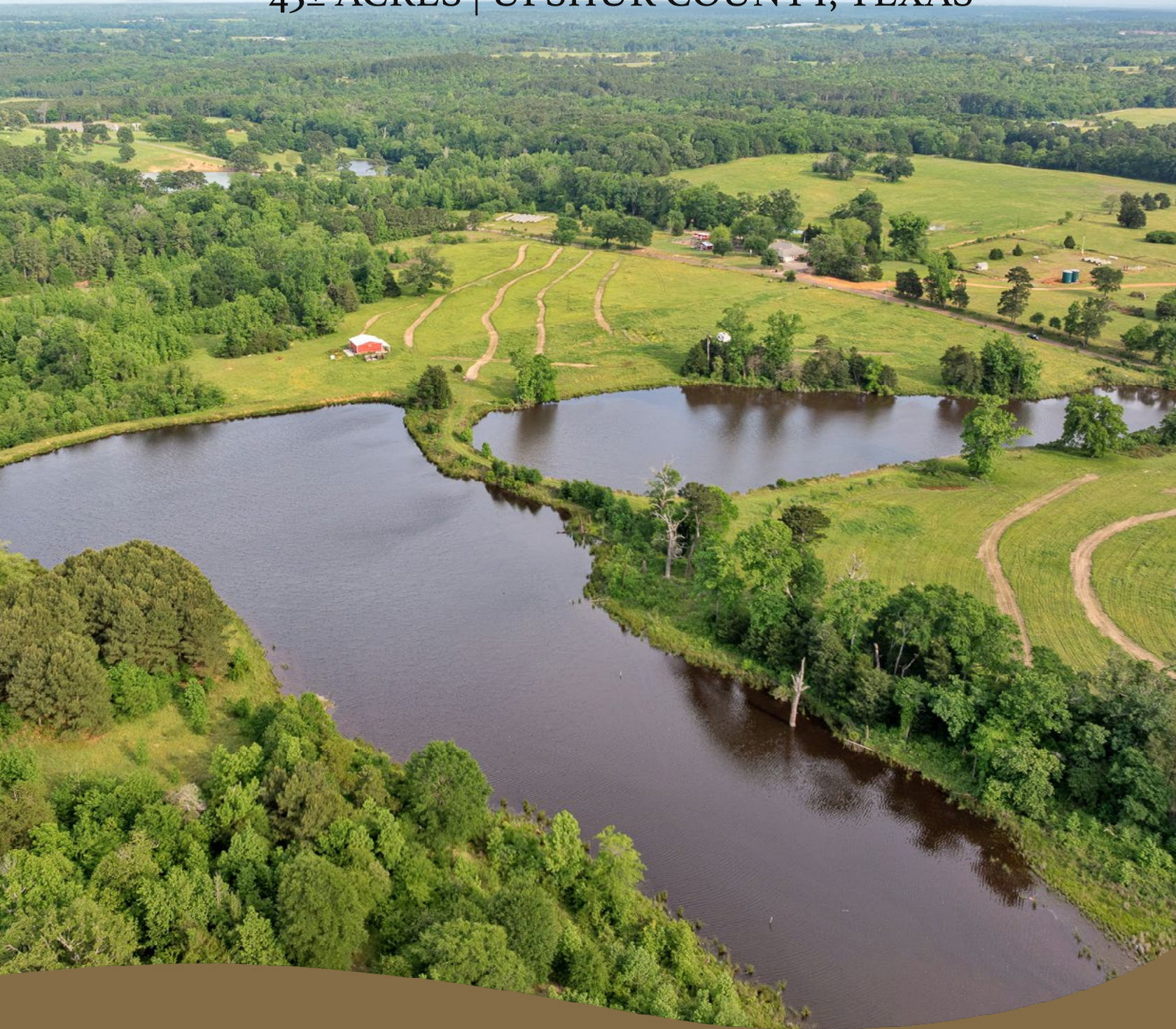


# CREPE MYRTLE RANCH

43± ACRES | UPSHUR COUNTY, TEXAS



ESTD **TRS** 2000  
TEXAS RANCH SALES  
• TEXAS IS OUR BRAND •

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



## Property Features

- Big Sandy, Texas
- 1000± ft of frontage on both sides of Crepe Myrtle Rd
- 900± sq/ft insulated shop
- Low fenced
- Electric water well with 4 water lines
- 2 ponds, natural spillway, & creeks
- Gardening area, bottomland, & livestock staging zone
- Current owner holds Ag exemption

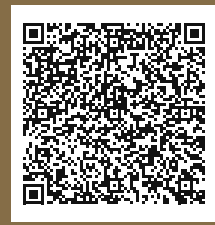




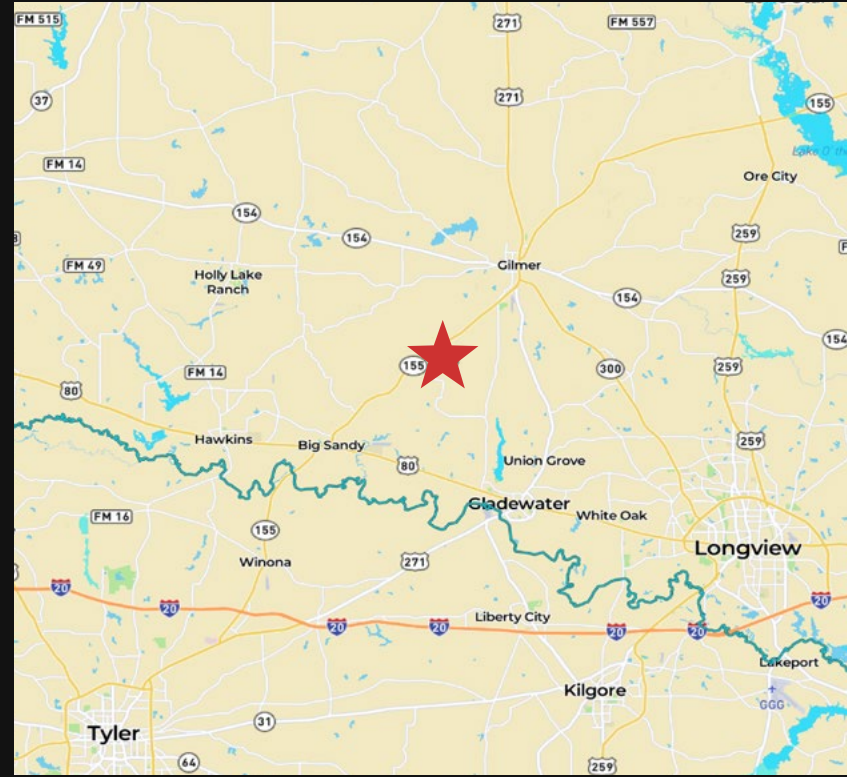
# Thomas A.C. Davis

## 832.977.0071

TDavis@texasranchsalesllc.com



SCAN FOR CONTACT CARD



# Find the piece of land that brings you *peace of mind.*



877.944.5500  
CapitalFarmCredit.com



NMLS493828

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.

TEXASRANCHSALES.COM

830.741.8906

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.