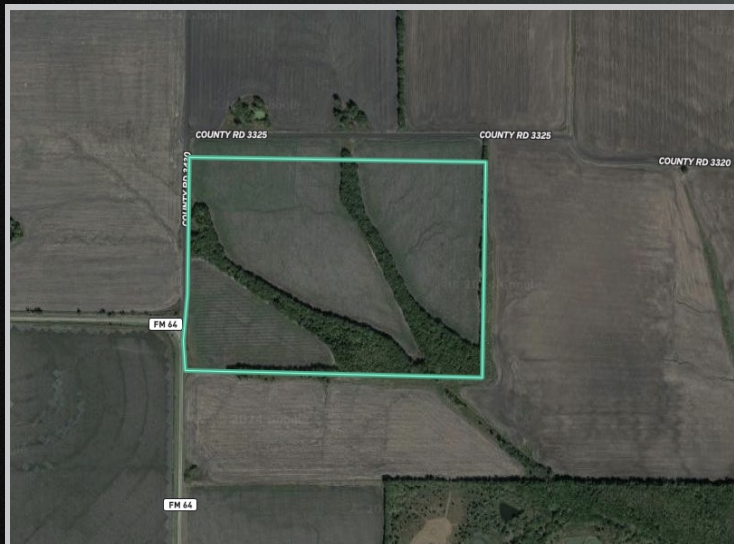


## BEAUTIFUL 83+ ACRES IN PECAN GAP, TEXAS

9024 FM 64, PECAN GAP, TEXAS 75469



### DESCRIPTION

Discover the perfect blend of history and natural beauty with this stunning 83+ acre tract of land, ideally situated near the charming town of Pecan Gap. This former homestead/farm offers a unique opportunity to own a piece of history while enjoying the tranquility and potential of expansive agricultural land.

This property offers a rare opportunity to own a substantial piece of land with rich history and immense potential. Whether you're looking to continue its agricultural legacy or create a private retreat, this 83+ acre tract is a must-see.

### FEATURES

**Land Size:** 83+-Aces  
**Price:** 588,000.00

### DETAILS

- Currently under an annual agricultural lease for rotational crop cultivation, this property is perfect for those looking to invest in farming or continue its agricultural heritage.
- Two wet-weather creeks meander through the property, enhancing its natural appeal. A lush greenbelt of trees adds to the scenic beauty and offers a serene environment.
- Proximity to Attractions: Just a stone's throw away from the quaint little town of Pecan Gap to the west, and the beautiful Jim Chapman Lake to the southeast, perfect for recreational activities and relaxation.

