

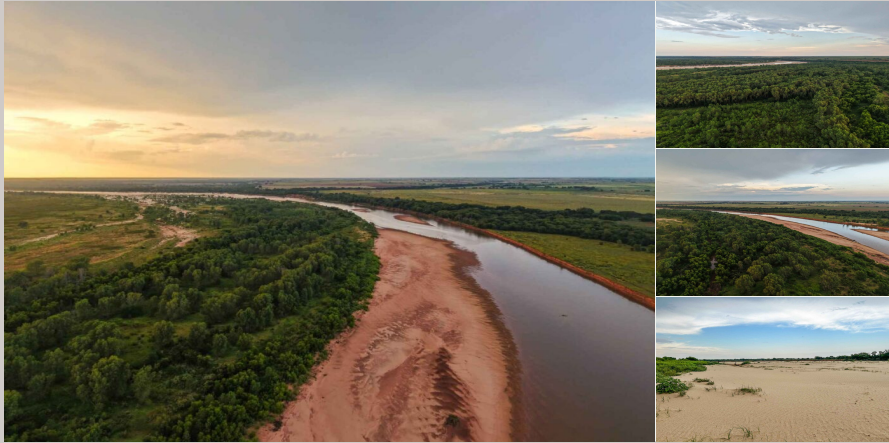


CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
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(844) 725-6247

River Bluff Ranch

\$11,557,500



1,541.00 Acres

Clay County

6977 Farm to Market Road 171 Byers,
Texas

Contact the Agent

John Willingham

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PROPERTY HIGHLIGHTS

Rare opportunity to own an exceptional large-acreage recreational ranch with an impressive 1.5 miles of Red River frontage with acreage in both TX and OK in contiguous parcels on the west side of the river. With limited infrastructure/improvements for a ranch of this size, you can enjoy the benefit and beauty of natural resources while having the freedom to shape this property as your own. This flexibility makes River Bluff Ranch especially attractive to those seeking opportunity and long-term investment growth.

The expansive River Bluff Ranch offers comfortable amenities to support immediate use of the property, while offering an array of possibilities for future use including a family ranch or personal residence, a weekend getaway, or even income production from hunting leases or package hunts. The diverse terrain of this riverside ranch includes dense tree cover, river bottomland, and wetlands that create excellent wildlife habitat. It also offers areas of fertile soils for cultivation, seasonal creeks running through much of the property, and good surface water including seve...

