



# SOUTHWEST RANCH & FARM SALES PRESENTS



## Red River Ranch

67.292 +/- ACRES    Price

Texas Recreation Ranch with home and cabin  
on the Red River

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# Property Description

**Acres:** 67.29 ± Acres.

**Price:** \$1,500,000.

**Terms:** No owner financing.

**Animal Units:** 15-20 cows.

**Location:** Located in north Texas along the Red River. 2913 FM 3321, Ravenna, TX 75476. 19 miles northwest of Bonham and 36 miles east of Denison or Sherman, TX in Fannin County.

**Comments:** This Red River frontage property is meticulously maintained with a rock road all the way from the gated entry with cattle guard, at the FM road, down to the boat ramp into the river. Almost 800 feet of Red River frontage.

Remodeled and updated home near the FM frontage. Adorable cabin located near the boat ramp with breathtaking river views. Wonderful recreational property for the river lover allowing for 4-wheeling, air boating, fishing, and swimming.

**Improvements:**

Remodeled 1,447 sq. ft. 3 bedroom/2 bathroom home with vaulted ceilings. Stainless steel appliances with beautiful country feel. Central Air & Heat. Carport and covered Patio.

Adorable cabin down by the river with a loft bedroom and bathroom. Beautiful cedar plank paneling and cute tin ceilings. Built-in cabinets for lots of storage.

Large storage shed and several storage units, and pole barn.

**Utilities:** Water well, septic, electricity, and Generac Generator for backup electricity. Diesel and Unleaded gasoline tanks down by the river for easy fill up of vehicles and boats.

**Water:** Red River frontage and pond.

**Terrain:** Sandy Loam. Few Trees, Pasture, and breathtaking views of the river.

**Grasses:** Some hay production.

**Fences:** Barbed Wire, and Pipe.

**Game:** Deer, hogs, eagles, and great fishing!

When buying property, offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.

**For more information on this ranch please contact at 972-542-8511.**

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## Ravenna, TX Weather averages

<u>Month</u>	<u>High / Low(°F)</u>	<u>Rain</u>
January	53° / 31°	4 days
February	58° / 35°	5 days
March	66° / 43°	6 days
April	74° / 51°	6 days
May	81° / 60°	8 days
June	89° / 68°	6 days
July	94° / 72°	4 days
August	94° / 71°	4 days
September	87° / 64°	5 days
October	77° / 53°	5 days
November	64° / 42°	4 days
December	55° / 34°	5 days

Source: NOAA

### **Ravenna, Texas gets 44 inches of rain, on average, per year.**

Humidity can be uncomfortable during the summer, but comfortable for most of the year. The most uncomfortably humid months are July, August, and June. The humid season runs from May-September and the most comfortable months are October-April.

May is the wettest month with 5.3 inches of rain, and the driest month is August with 2.3 inches. The wettest season is Summer with 30% of yearly precipitation and 20% occurs in Spring, which is the driest season. The annual rainfall of 44.2 inches in the 75476 zip code means that it is wetter than most places in Texas.

May is the rainiest month with 9.5 days of rain, and August is the driest month with only 4.8 rainy days. There are 79.6 rainy days annually in the 75476 zip code, which is rainier than most places in Texas. The rainiest season is Summer when it rains 30% of the time and the driest is Autumn with only a 22% chance of a rainy day.

### **On average, there are 232 sunny days per year in Ravenna.**

Ravenna gets some kind of precipitation, on average, 80 days per year.

### **Summer High: the July high is around 93 degrees**

August is the hottest month with an average high temperature of 93.5°, which ranks it as cooler than most places in Texas. There are 3 comfortable months with high temperatures in the range of 70-85°. The most pleasant months of the year are May, October and April.

There are 68.8 days annually when the high temperature is over 90°, which is one of the coolest places in Texas.

### **Winter Low: the January low is 31**

January has the coldest nighttime temperatures with an average of 30.7°. This is colder than most places in Texas.

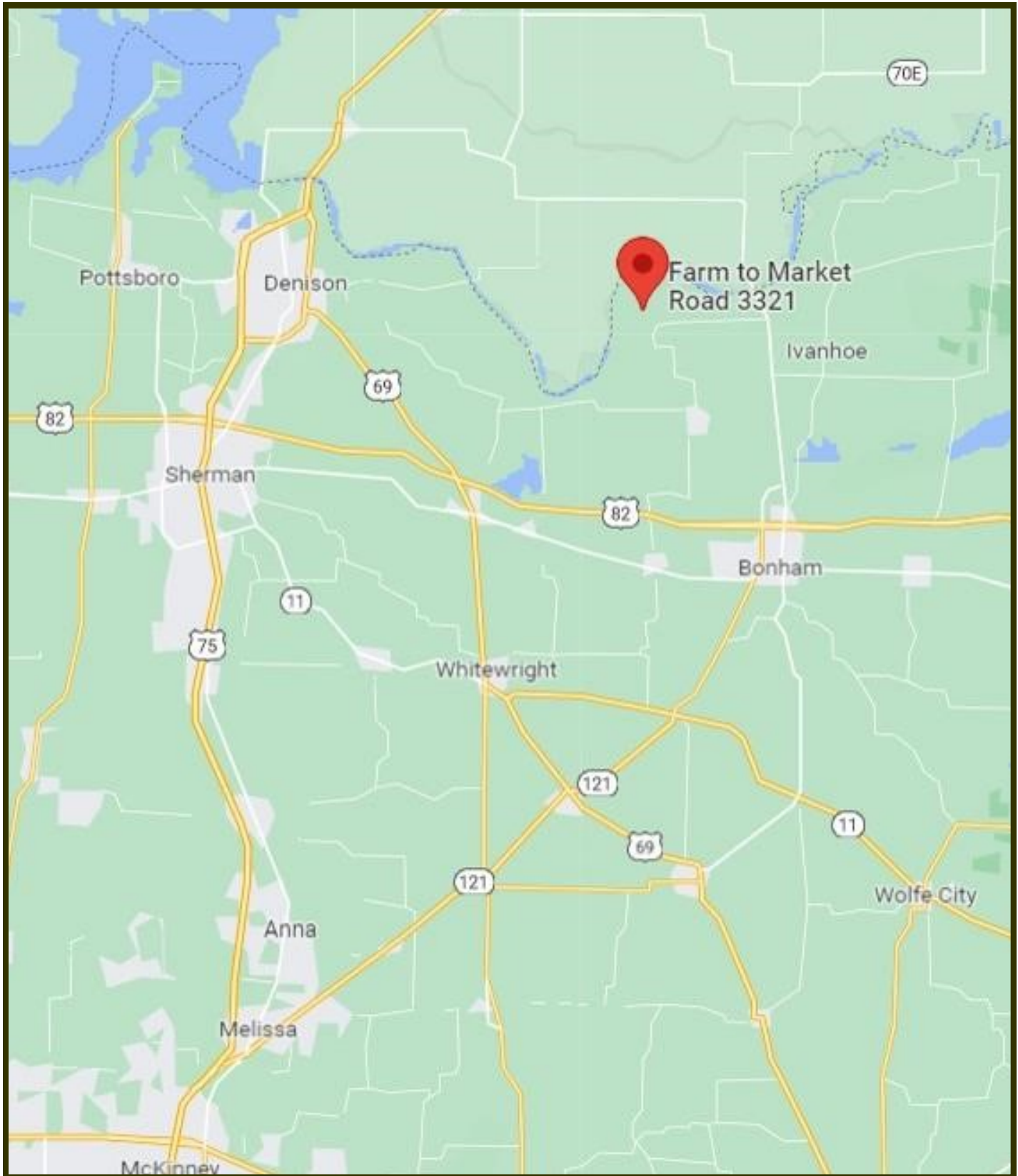
There are 54.4 days annually when the nighttime low temperature falls below freezing, which is colder than most places in Texas.

### **Ravenna averages 2 inches of snow per year.**

An annual snowfall of 1.8 inches means that it is snowier than most places in Texas. January is the snowiest month with 0.7 inches of snow, and 2 months of the year have significant snowfall.

Source: <https://www.bestplaces.net/climate/zip-code/texas/ravenna/75476>

# 67.292 +/- Acres Red River Ranch Location

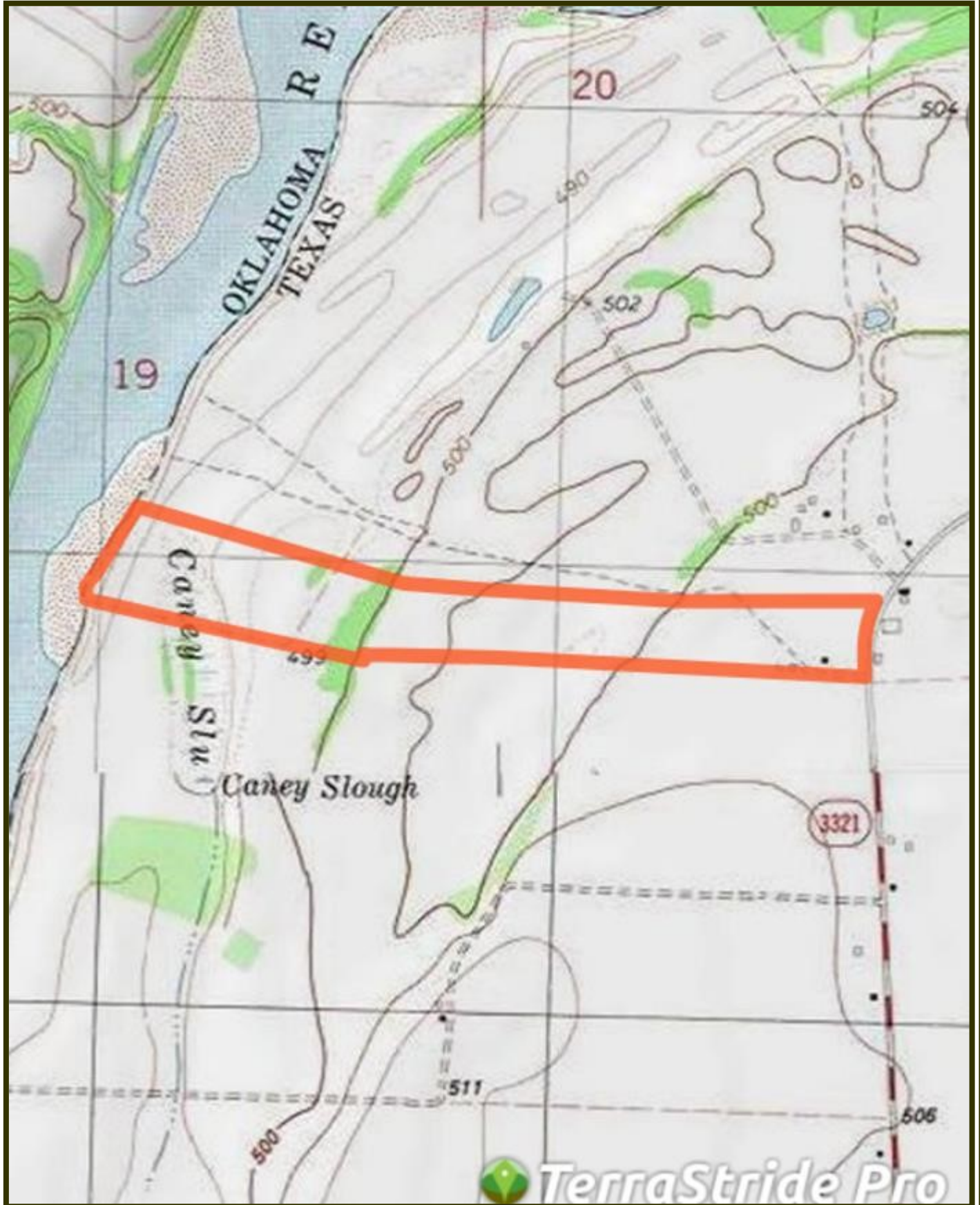


33.7530, -96.2831

# 67.292 +/- Acres Red River Ranch Aerial Map



# 67.292 +/- Acres Red River Ranch Topo Map











# *Ranch and Farm Sales with a Difference*

**Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate**



**Jim Long**

Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

***Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.***

***Call us at (972) 542-8511  
or check out our website at [www.swranchsales.com](http://www.swranchsales.com)***



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Southwest Ranch & Farm Sales	414949	jim@swranchsales.com	972-542-8511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James D. Long	481996	jim@swranchsales.com	972-542-8511
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date