

# 360 VZ CR 2713

MABANK, TX 75147 | MLS #: 13387702

**\$689,900** | 2 BEDS | 2 BATHROOMS |



View Online: <http://www.cedarcreeklakehuntingandfishingranch.com>  
For Instant Photos: Text 884828 To 415-877-1411

## Cedar Creek Lake Duck Hunting and Fishing Ranch

Only minutes to Cedar Creek Lake and only 48 miles to downtown Dallas, this 139 acre property provides the perfect environment for weekend getaways, great duck hunting and top notch fishing. A 20+ acre private lake fed by a large watershed is the centerpiece of this beautiful property. The property features a sportsman's cabin overlooking the lake that sleeps 4 to 6 people.

The Lake: The lake is just over 20 surface acres according aerial photography and features a variety of habitat for fish and waterfowl alike. The north end of the lake is fed by a wooded creek created by a large watershed to the north and features marsh and shallow water areas preferred by spawning fish and feeding ducks as well as wooded areas often inhabited by wood ducks. This area of ...

- 139+ Acres
- 20 Acre Sportsman's Lake
- Custom Cabin and Storage
- Minutes to Cedar Creek Lake
- Great Hunting
- Great Fishing
- Awesome building sites
- Beautiful Rolling Pasture



### AGENT INFORMATION

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