



Wynn Ranch

Limestone County, TX | 150 +/- AC



BURGER·RAY
RANCH GROUP



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Limestone County, TX | 150 +/- AC

Property Description

Wynn Ranch sits on approximately 150 acres located in northern Limestone County near the town of Mexia, TX. The ranch features heavy tree cover, rolling topography, several ponds, and seasonal creeks. The ranch is ideal for those looking for hunting, recreational, or investment land that is well located near several major and minor cities.

Improvements

The property is largely unimproved with perimeter fencing.

Location

Wynn Ranch is located roughly 7.5 miles northwest of the town of Mexia on FM 638. Drive time to Dallas is approximately 1 hour 20 minutes. Houston is 2.5 hours, and Austin is just over 2 hours and 15 minutes. Proximity to Mexia and Corsicana offers many amenities within a short drive from the front gate.

Land

The land has a gentle roll with some heavy hardwood tree cover made up predominantly of mesquite, various oak, and cedar trees. Soil types include a variety of clay, including Ferris, Tinn, and Ferris-Heiden complex.

Water

Multiple ponds dot the property and hold water year-round. Seasonal creeks cut through the ranch in several places.

Terrain/Topography

Elevation ranges from 420' along the northern boundary to 460' at the top of a hill near the center of the property.

Recreation/Hunting

Wynn Ranch is ideal for hunting because of its various water sources, natural game trails along the seasonal creeks, and dense tree cover. The ability to reach the ranch from DFW in under two hours is perfect for those looking for a weekend recreational and hunting retreat with nearby amenities.

Minerals

Consult listing agent for information.







Our Team

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The team at Burgher-Ray Ranch Sales has the network and knowledge in several local markets, and simultaneously has the ability to market their clients' properties internationally. Burgher-Ray listings are seen around the world.



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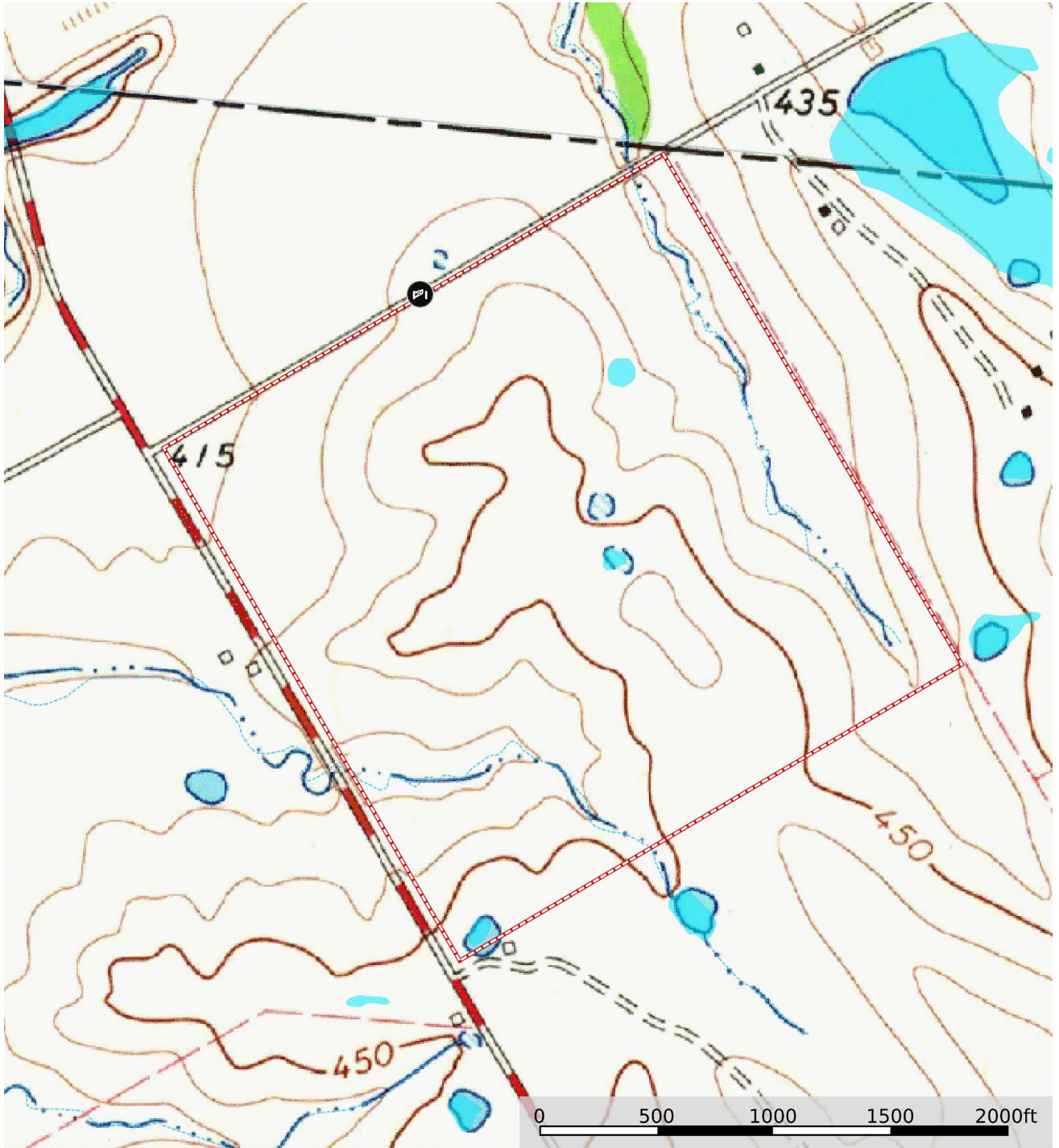
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Aerial Map



- Gate
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topographic Map



-  Gate
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body