



# Bring Your Dreams!

**TBD Fleming Road, Bells, Texas 75414**

**40+ Acre Tract**

**\$1,250,000**

## **TBD Fleming Road**

### **ABOUT THE PROPERTY**

With ample space to roam and explore, the land beckons to be transformed into a personal oasis—a place where you can build your dream home, surrounded by nature's beauty. Whether you envision a sprawling estate, a modest cabin, or a sustainable homestead, the possibilities are as open as the land itself. Three adjacent properties are combined for a total of nearly 42 acres offered at \$1.25M. Bring your best ideas and don't miss out!

From the Dallas area take Hwy 75N to exit 44 for TX-121N toward Bonham. Continue on Hwy 121 for 14 miles to exit toward State Hwy 160N. Take a slight right onto FM1897N (Old Ambrose Road). Turn left onto Dugan Chapel Rd. Continue straight onto Fleming Road for 1.5 miles. The property will be on your right.



**Carolyn Thompson, Realtor**

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