

4371 FM 3206, Saint Jo, TX (8 Acres)
4371 FM 3206
Saint Jo, TX 76265

\$160,000
8± Acres
Montague County



4371 FM 3206, Saint Jo, TX (8 Acres)
Saint Jo, TX / Montague County

SUMMARY

Address

4371 FM 3206

City, State Zip

Saint Jo, TX 76265

County

Montague County

Type

Lot, Recreational Land, Hunting Land

Latitude / Longitude

33.6948279 / -97.5225245

Acreage

8

Price

\$160,000



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PROPERTY DESCRIPTION

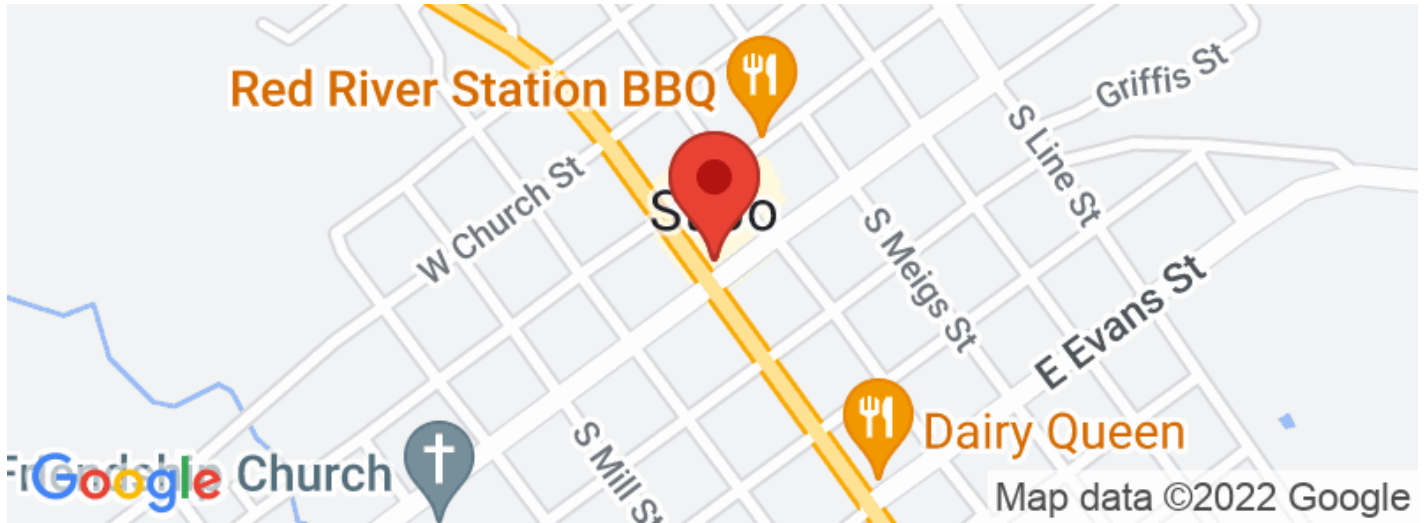
Charming rural property of approximately 8 acres bordered by quiet farm to market road 3206 and a seasonal creek. This property has a homesite with tree canopy driveway, 400sqf shop, electric and deconstructed mobile home. Water well has not been in use for a year. An abundance of both native and planted trees, along with natural water sources and rolling topography provide a variety of wildlife. Stock tank is currently dry, but holds water during average rainfall. Enjoy seclusion while being conveniently located to Saint Jo, Forestburg and Montague. NO KNOWN RESTRICTIONS! Property is occupied, do not enter without appointment. Information deemed reliable but to be verified by buyer and buyer's agent.

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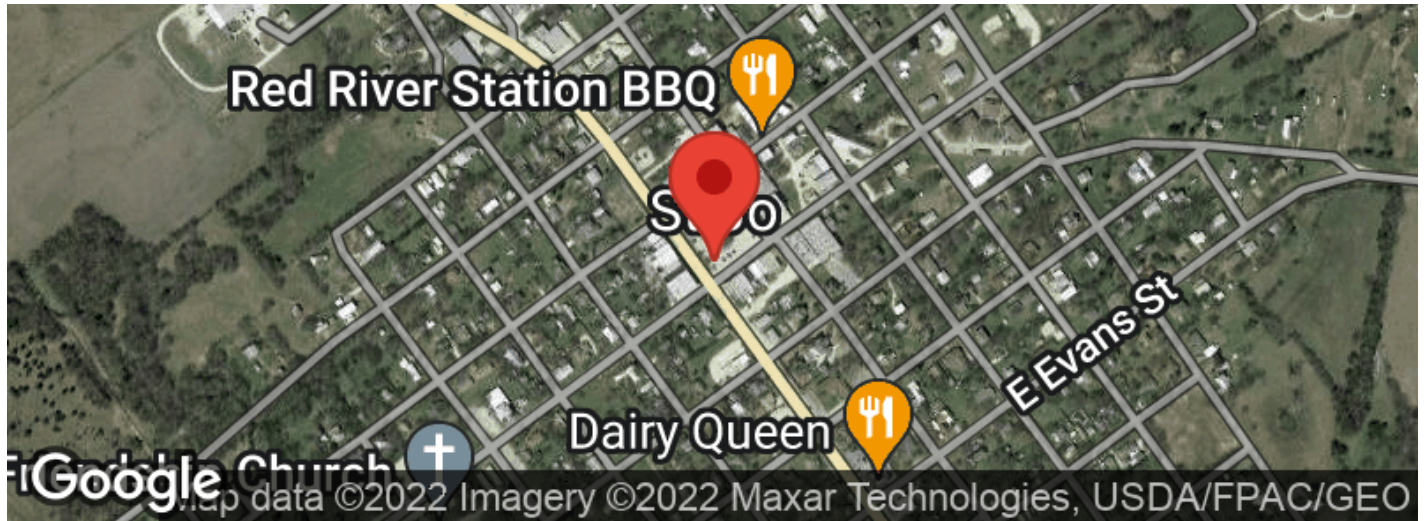
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Locator Maps



4371 FM 3206, Saint Jo, TX (8 Acres)
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Aerial Maps



4371 FM 3206, Saint Jo, TX (8 Acres)
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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