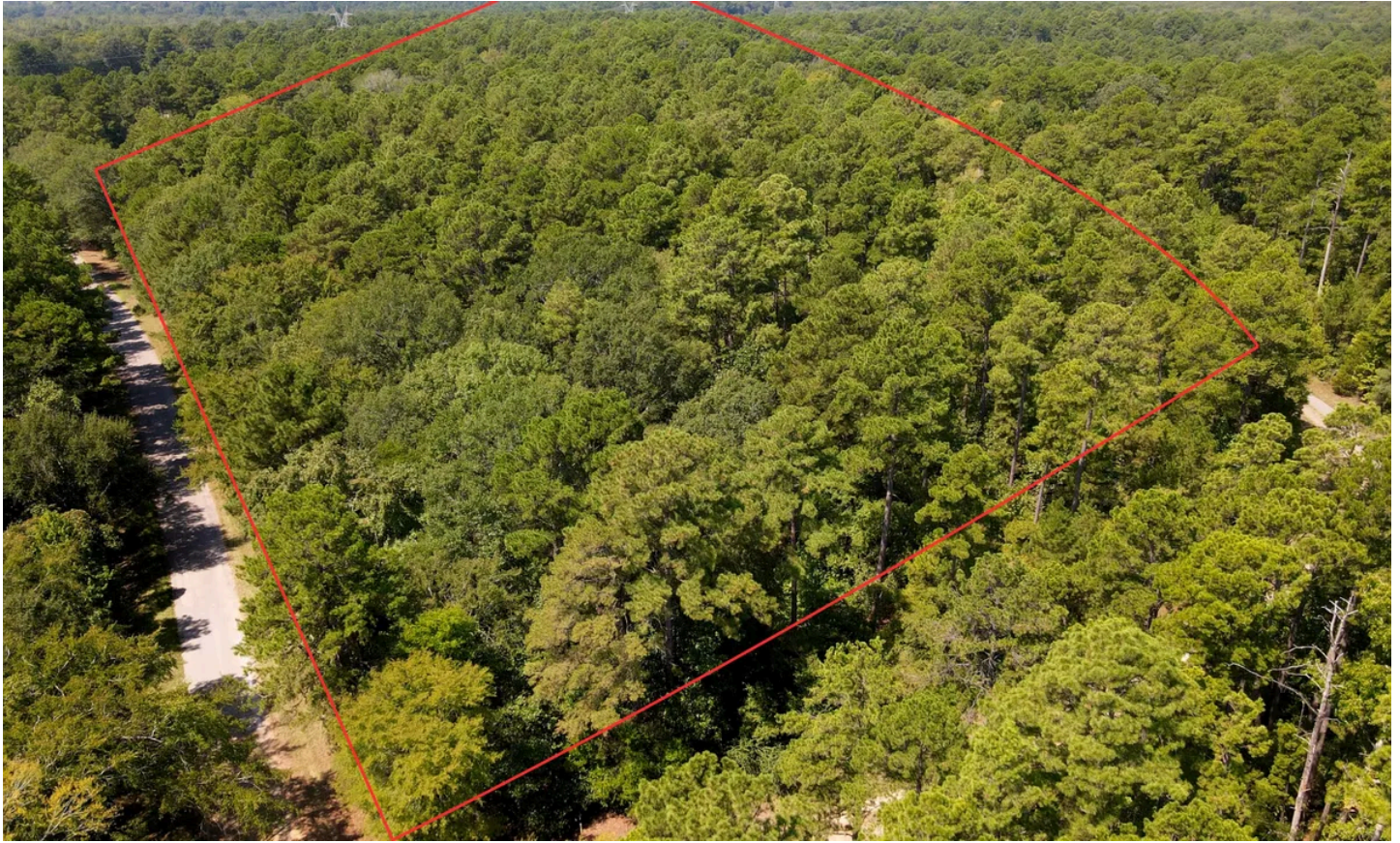


4.99 Acres - Rusk County
CR 240
Henderson, TX 75653

\$43,000
4.990± Acres
Rusk County



4.99 Acres - Rusk County
Henderson, TX / Rusk County

SUMMARY

Address

CR 240

City, State Zip

Henderson, TX 75653

County

Rusk County

Type

Undeveloped Land, Lot, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

32.304833 / -94.745002

Taxes (Annually)

1173

Acreage

4.990

Price

\$43,000

Property Website

<https://greatplainslandcompany.com/detail/4-99-acres-rusk-county-rusk-texas/88162/>



4.99 Acres - Rusk County Henderson, TX / Rusk County

PROPERTY DESCRIPTION

4.99 Acres of Raw Land

Discover the perfect blend of privacy and accessibility with this beautiful 5-acre property in East Texas, filled with a mix of pines and hardwoods. Whether you dream of building your forever home, creating a weekend retreat, or investing in future development, this land offers the ideal blank canvas.

Located just a mile off Highway 322 approximately 10 minutes from Lakeport where you're far enough from town for a peace but conveniently close for food, gas and supplies. Also, this property is less than 30 minutes from Longview, Kilgore and Henderson, you'll enjoy the tranquility of country living while staying close to all the conveniences of larger towns. The property has easy road access and sits near the Longview Regional Airport, making travel a breeze!

< 10 minutes away from Lake Cherokee & Sabine River

If you're in search of a raw piece of property and wanting to create your own masterpiece, this is the place to build your dreams!

Utilities: Nearby Electricity; Water Well needed.

Mineral Rights excluded.

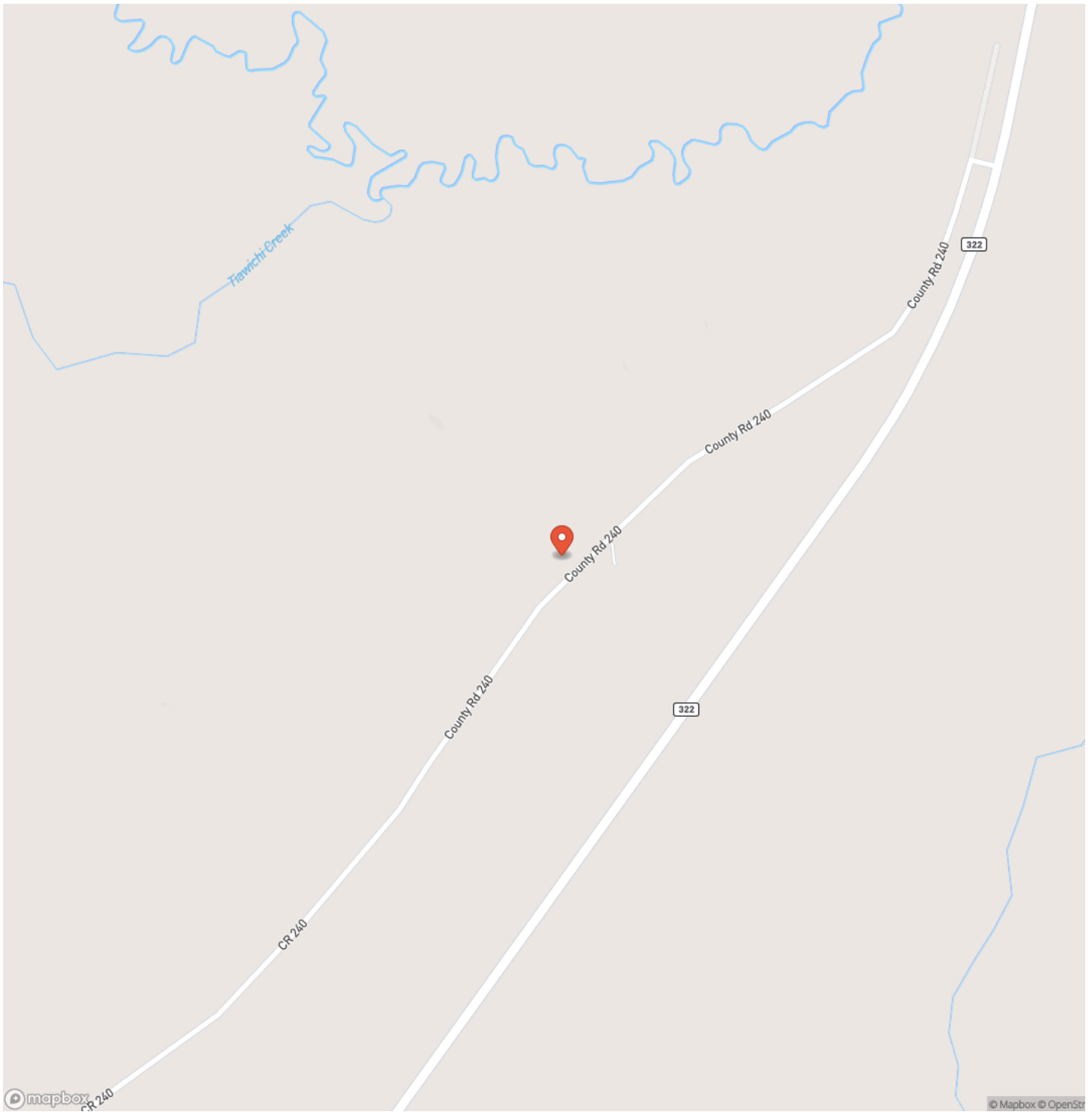
Property seller is a licensed Real Estate Agent in Texas



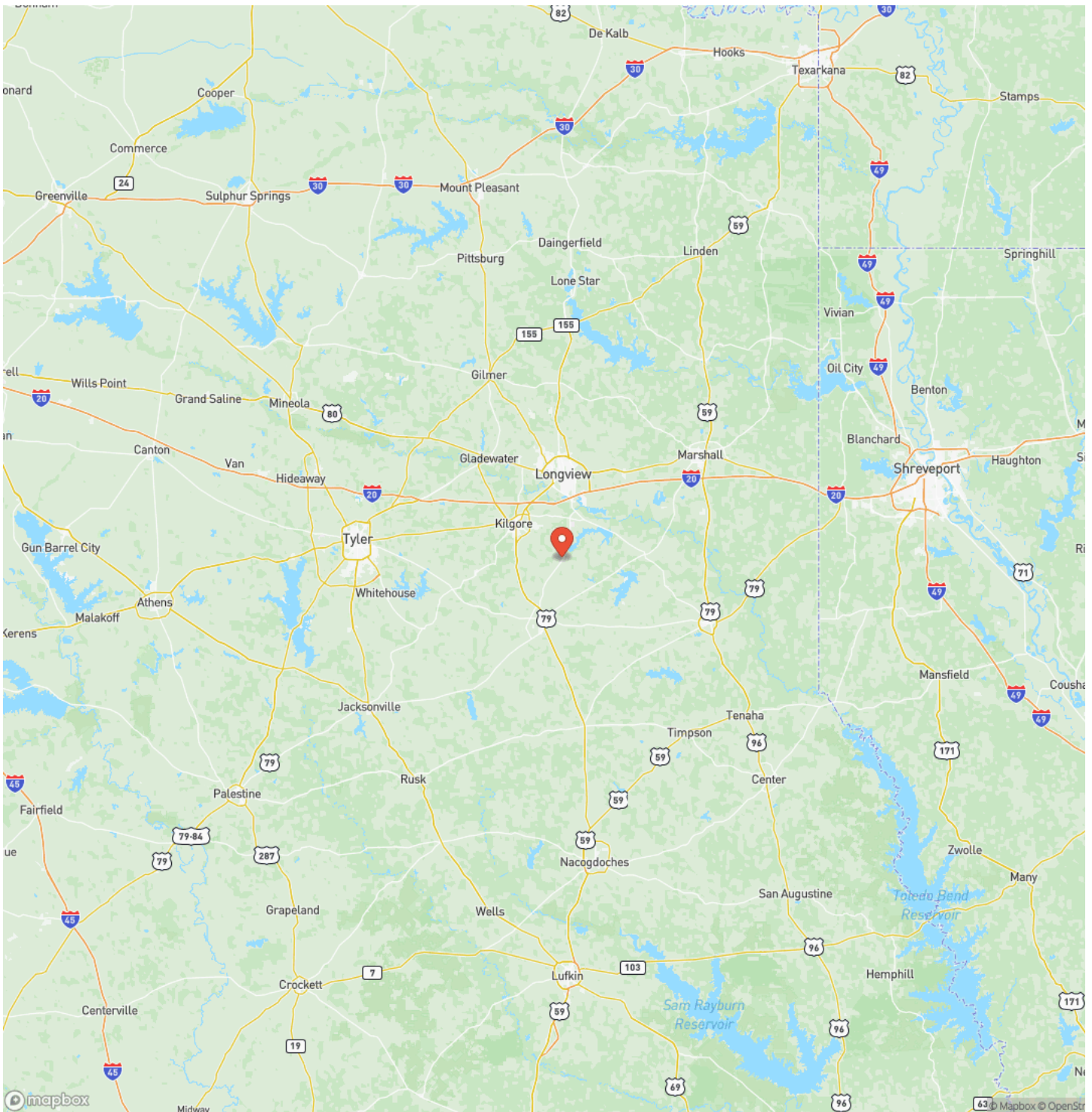
4.99 Acres - Rusk County
Henderson, TX / Rusk County



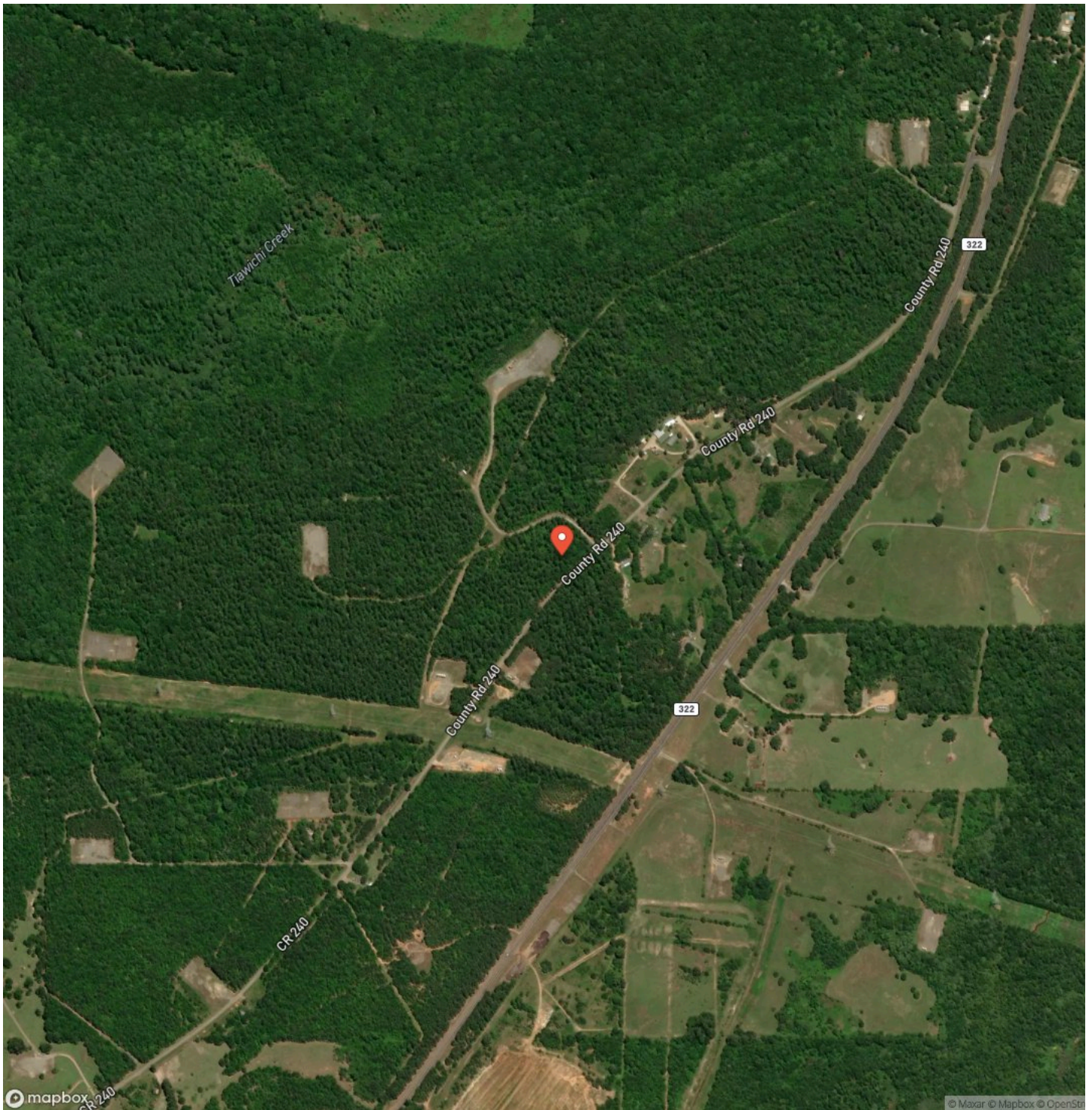
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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