

**83 Acre Recreational Hunting Property Anderson
County**
TBD FM 321
Tennessee Colony, TX 75861

\$498,000
83± Acres
Anderson County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

83 Acre Recreational Hunting Property Anderson County Tennessee Colony, TX / Anderson County

SUMMARY

Address

TBD FM 321

City, State Zip

Tennessee Colony, TX 75861

County

Anderson County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Ranches

Latitude / Longitude

31.867584 / -95.912779

Acreage

83

Price

\$498,000

Property Website

<https://moreoftexas.com/detail/83-acre-recreational-hunting-property-anderson-county-anderson-texas/46394/>



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PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

Welcome to your very own slice of paradise in the heart of East Texas, this 83 acres of raw and untouched land in Tennessee Colony is the perfect get-a-way for you and the family. This expansive property is located near the town of Tennessee Colony and is just a short drive from larger cities like Palestine and Tyler and less than 100 miles from DFW. One of the best features of this property is the creek that runs through the center of the property which is a travel corridor for wildlife. The dense oaks, pines, pecans and other native hardwood trees cover the majority of these 83 acres which is great wildlife habitat. The abundance of wildlife, including deer, turkey and hogs provides an excellent hunting opportunities right on your own land. Whether you're interested in timber harvesting for an investment, a hunting paradise, weekend get-a-way or a place to create your new homesite you do not want to miss this 83 acres.

LOCATION:

- 55 miles to Tyler
- 99 miles to Dallas
- 171 miles to Houston

WATER:

- Seasonal creek runs through the property

UTILITIES:

- BCY Water Supply
- Electric along the road

WILDLIFE:

- Whitetail deer
- Hogs
- Turkey
- Small Game

MINERALS:

- No minerals convey with the property

CURRENT USE:

- Timber investment
- Leased for hunting

POTENTIAL USE:

- Homesite
- Recreational hunting
- Weekend Get-a-way
- Timber investment

ACCESS:

- Access along FM 321



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EASEMENTS:

- Pipeline easement along the back of the property

LEASES:

- Hunting lease

SHOWINGS:

- Contact Keaton Livingston to schedule a showing

For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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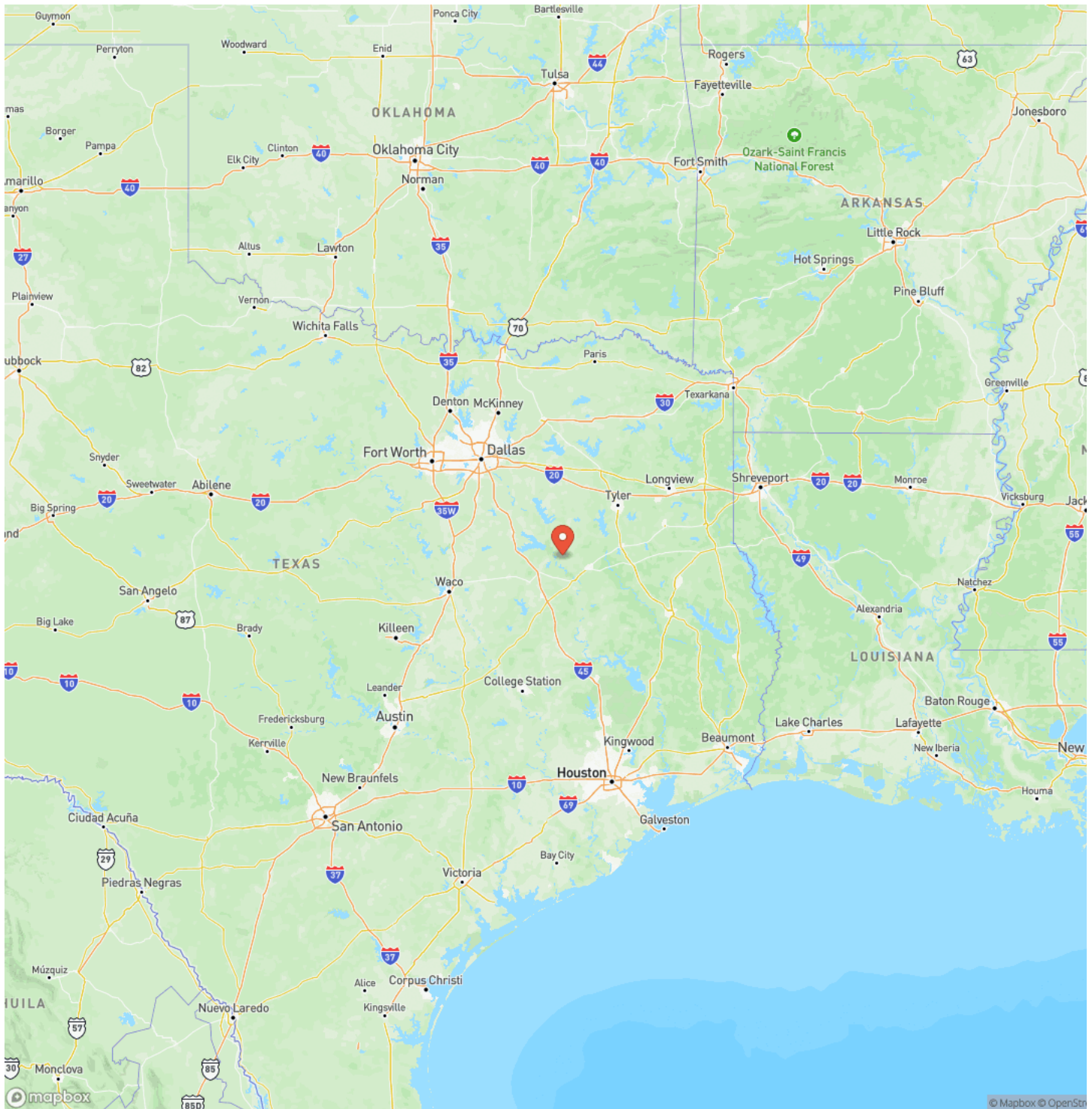
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Locator Map

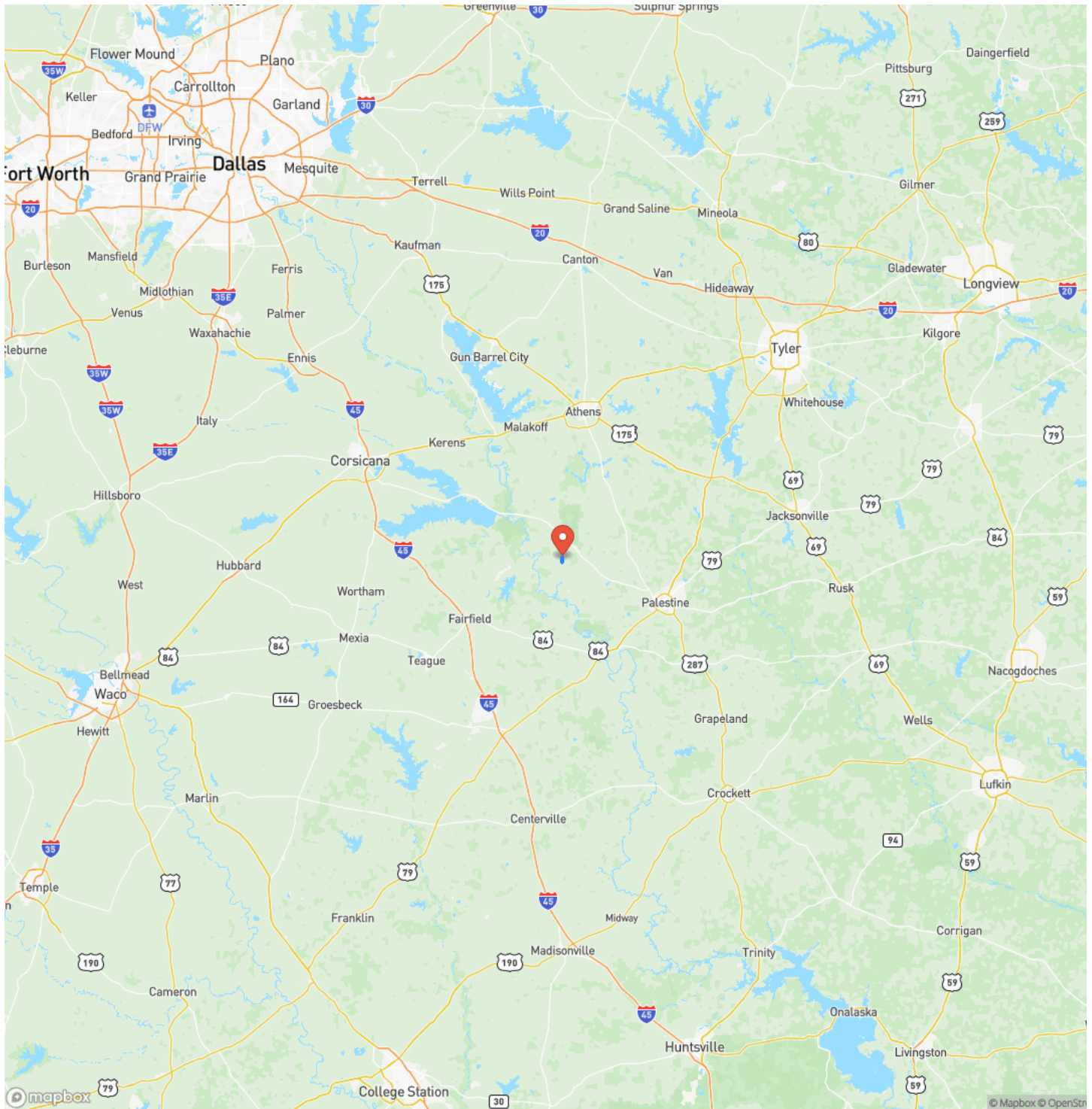


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Locator Map

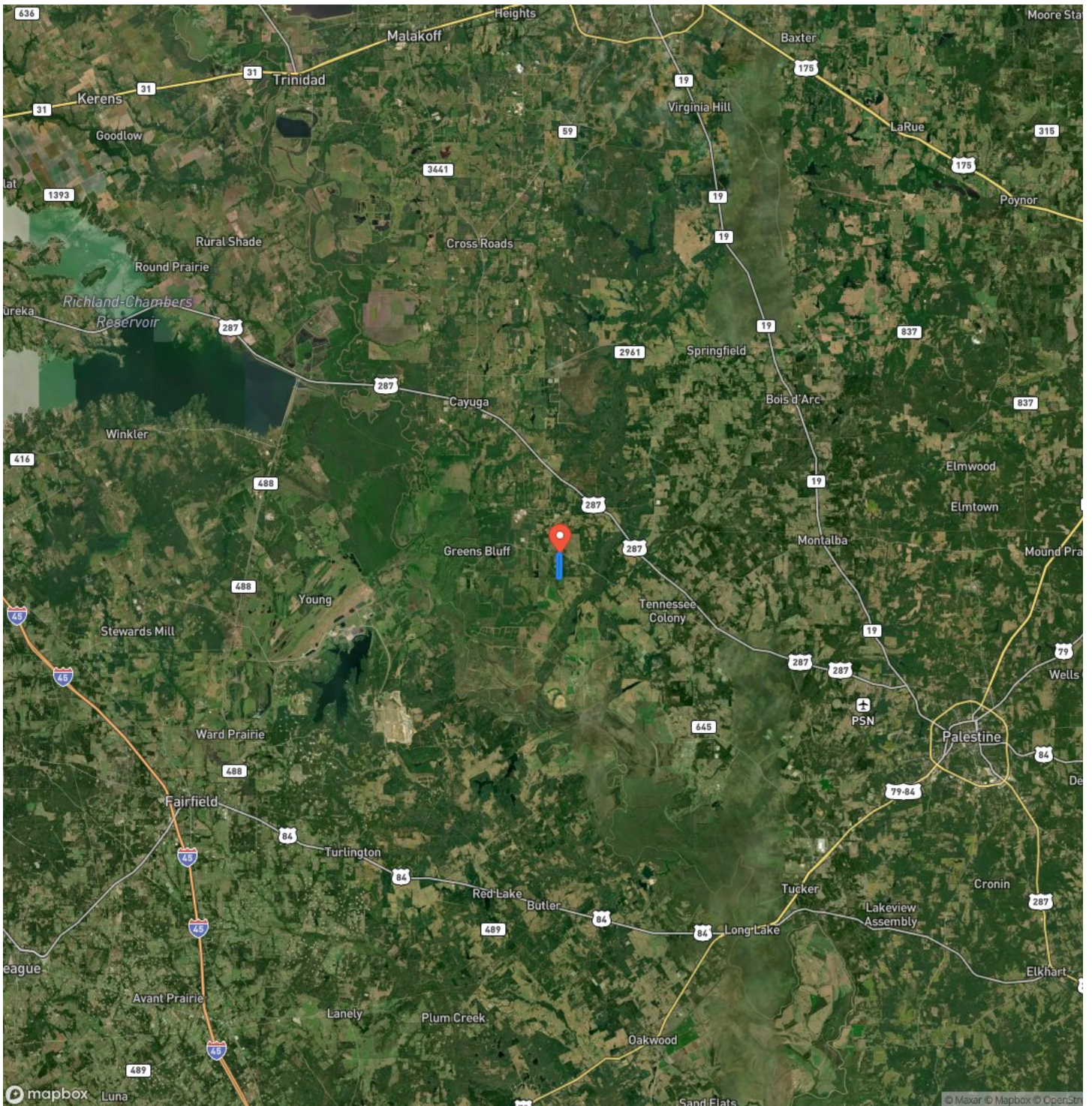


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

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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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