

**Mule Deer Road Homesite**  
Mule Deer Road  
Pittsburg, TX 75686

**\$87,550**  
10.370± Acres  
Upshur County



**Mule Deer Road Homesite**  
**Pittsburg, TX / Upshur County**

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**SUMMARY**

**Address**

Mule Deer Road

**City, State Zip**

Pittsburg, TX 75686

**County**

Upshur County

**Type**

Undeveloped Land, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

32.8581 / -95.0167

**Acreage**

10.370

**Price**

\$87,550

**Property Website**

<https://arrowheadlandcompany.com/property/mule-deer-road-homesite-upshur-texas/104803/>



## Mule Deer Road Homesite Pittsburg, TX / Upshur County

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### **PROPERTY DESCRIPTION**

This unique 10.374 +/- acre tract in Upshur County, Texas showcases a clean slate when it comes to country living and recreational opportunities! With excellent road frontage along quiet Mule Deer Road, access to the property is easy! It is tucked away in a rural setting surrounded by towering pines and mature oaks. Whether you're looking to build a home, a getaway cabin, or simply invest in land, this Upshur County property offers untapped potential. With the property being recently cleared, it provides you with a blank canvas to create anything you may want! The opportunities are endless! The property is located just approximately 3+/- miles from Simpsonville Texas, 10 +/- miles from Pittsburg Texas, and only 20+/- miles from Lake O' the Pines. With its location, you will be able to enjoy both privacy and accessibility to local amenities, dining, and outdoor activities. If you've been searching for a peaceful slice of East Texas countryside, this one is ready to make your vision a reality! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Kayla Flanary at [\(903\) 440-6906](tel:9034406906) .

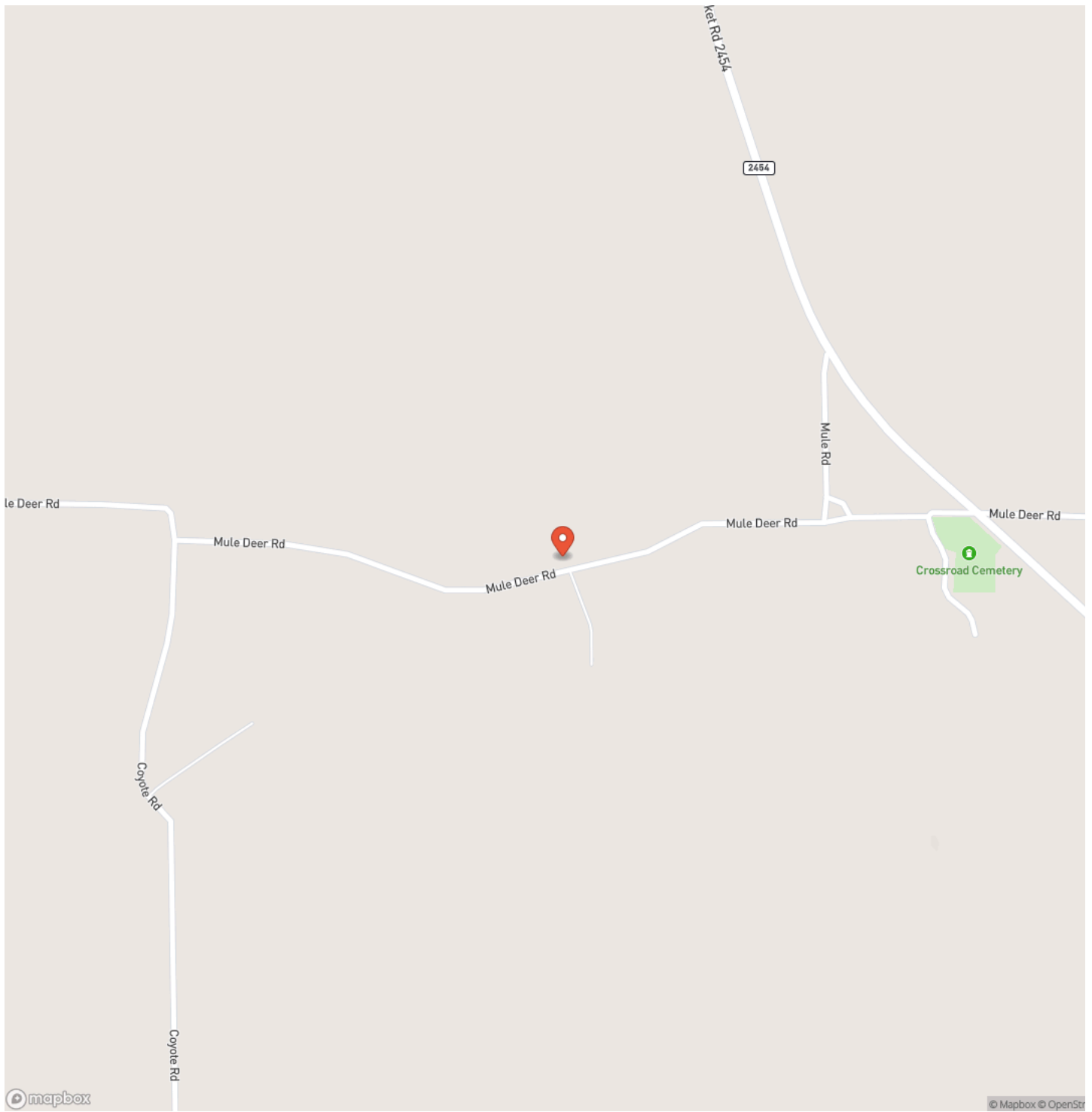
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



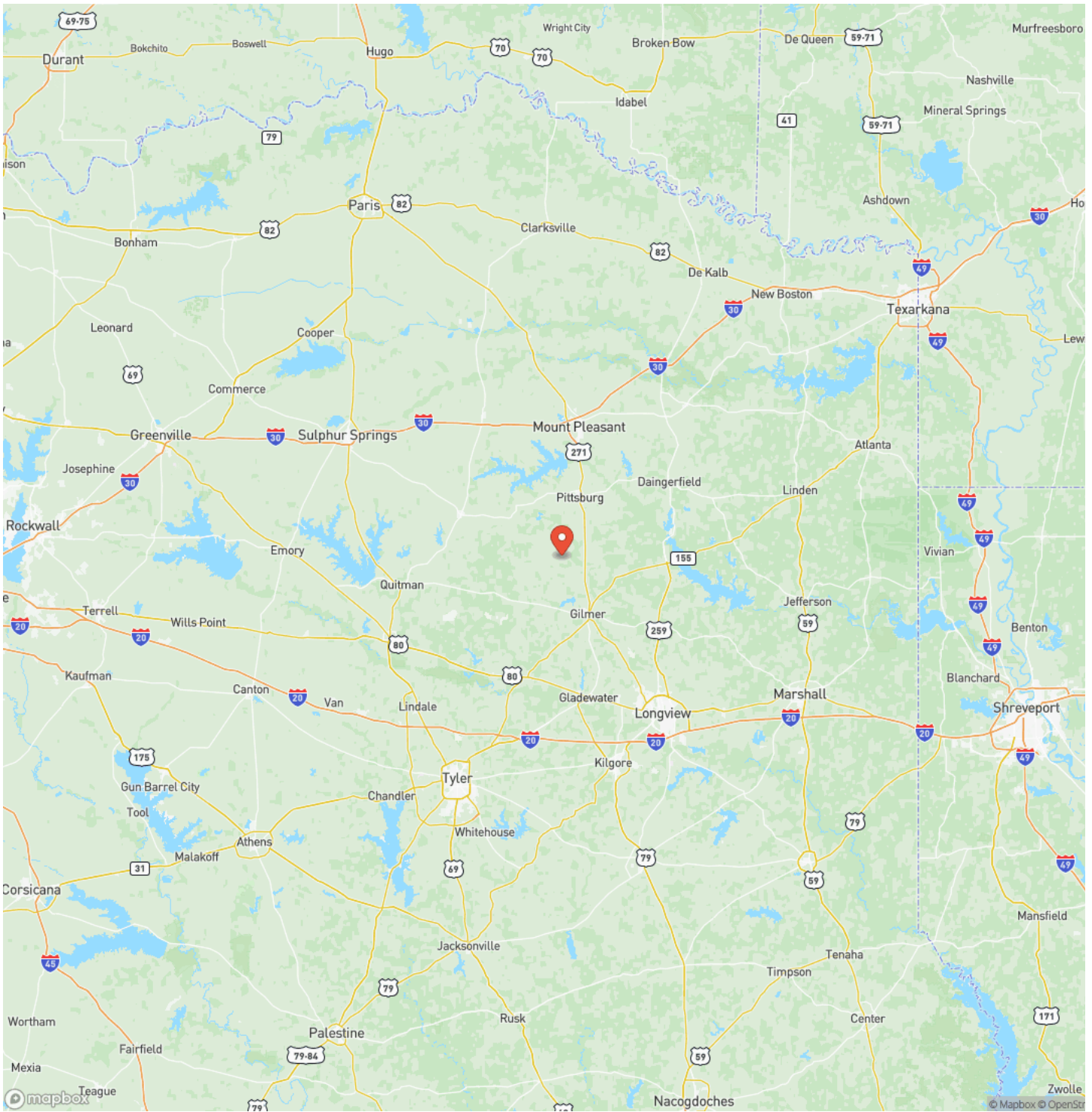
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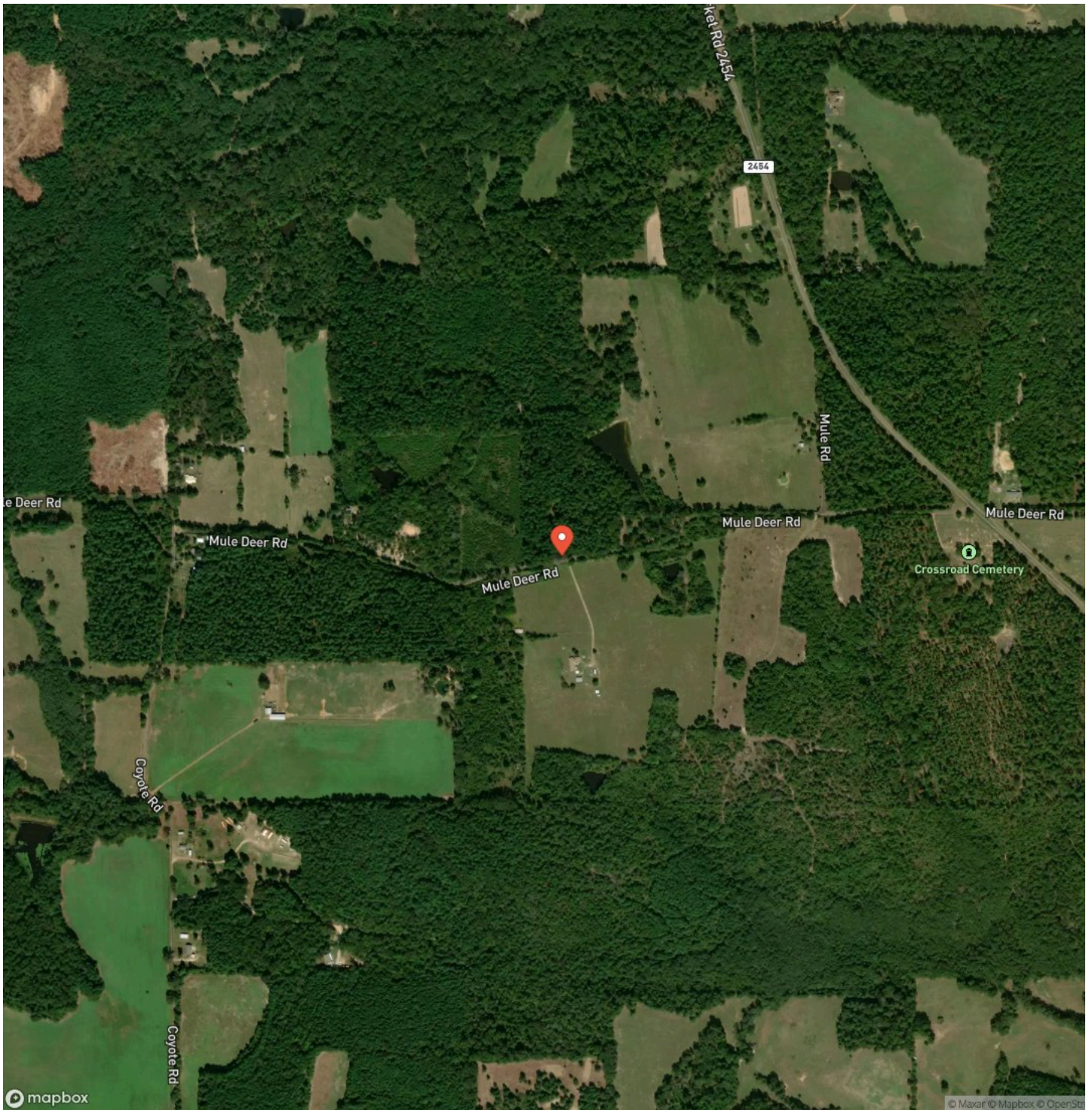
## Locator Map



# Locator Map



## Satellite Map







## **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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