

9.78 Acres Homestead property
FM 3191
Henderson, TX 75946

\$59,500
9.780 +/- acres
Rusk County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

9.78 Acres Homestead property Henderson, TX / Rusk County

SUMMARY

Address

FM 3191

City, State Zip

Henderson, TX 75946

County

Rusk County

Type

Recreational Land, Residential Property

Latitude / Longitude

31.8448 / -94.5669

Acreage

9.780

Price

\$59,500

Property Website

<https://moreoftexas.com/detail/9-78-acres-homestead-property-rusk-texas/12329/>



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PROPERTY DESCRIPTION

Price reduced on this 9.78 Acres Homestead property off CR 3191. Located in the Camp Tonkawa area and just inside Rusk County. This property offers the buyer a wonderful location to build a home or get-away from the city. The timber was thinned of the larger pine a few years ago and is in a regrowth phase. Quiet neighborhood off the beaten track and with good road frontage on CR 3191.

Topography of the property is relatively flat nearest the road but then gently slope towards the back and becoming a steeper as it reaches the wet weather creek.

Seller Financing is available with approved credit under the following terms and conditions. 20% down payment in cash. A twelve (12) year note with 12 monthly payments annually. An annual interest rate of 7%.

Electricity is available. Recent survey available.

Mount Enterprise School District.

Deed Restrictions (only in place with owner finance): Excavation activity including dirt pits or borrow pits is prohibited, Land fill activity or refuse deposited on the property is prohibited, and removal of timber or trees without the Lender's written permission on the property is prohibited until the loan is paid in full.

Directions to the property: From Nacogdoches, TX travel north on HWY 259. Turn right onto Camp Tonkawa Rd or FM 1087. Continue traveling about 7.4 miles and turn left onto Mount Union Road. You will see the Mount Union Church there on the right. Travel 5/10ths of a mile and the property will be on you left. (on the West side of the road) Look for Mossy Oak For Sale Signs.

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors Brokerage, LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. All property is subject to change, withdrawal, or prior sale. Buyers' agent must be identified on first contact with Broker and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors Brokerage, LLC.



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Locator Maps



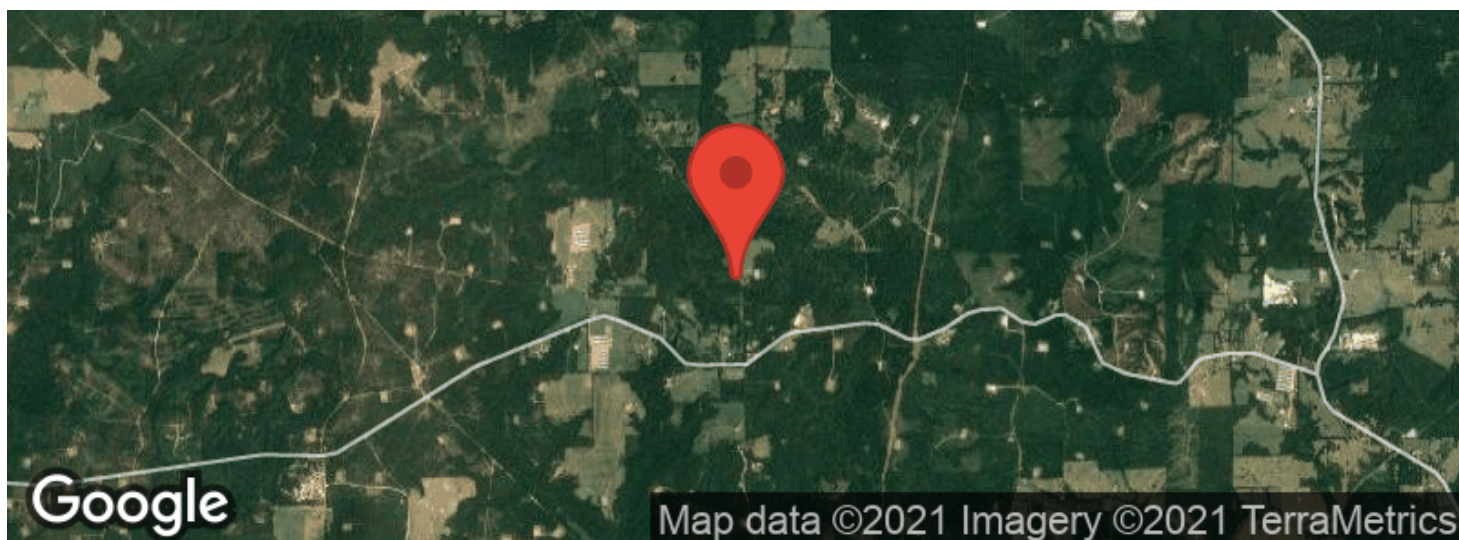
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Schlein

Mobile

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Email

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City / State / Zip

Lufkin, TX, 75902

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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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