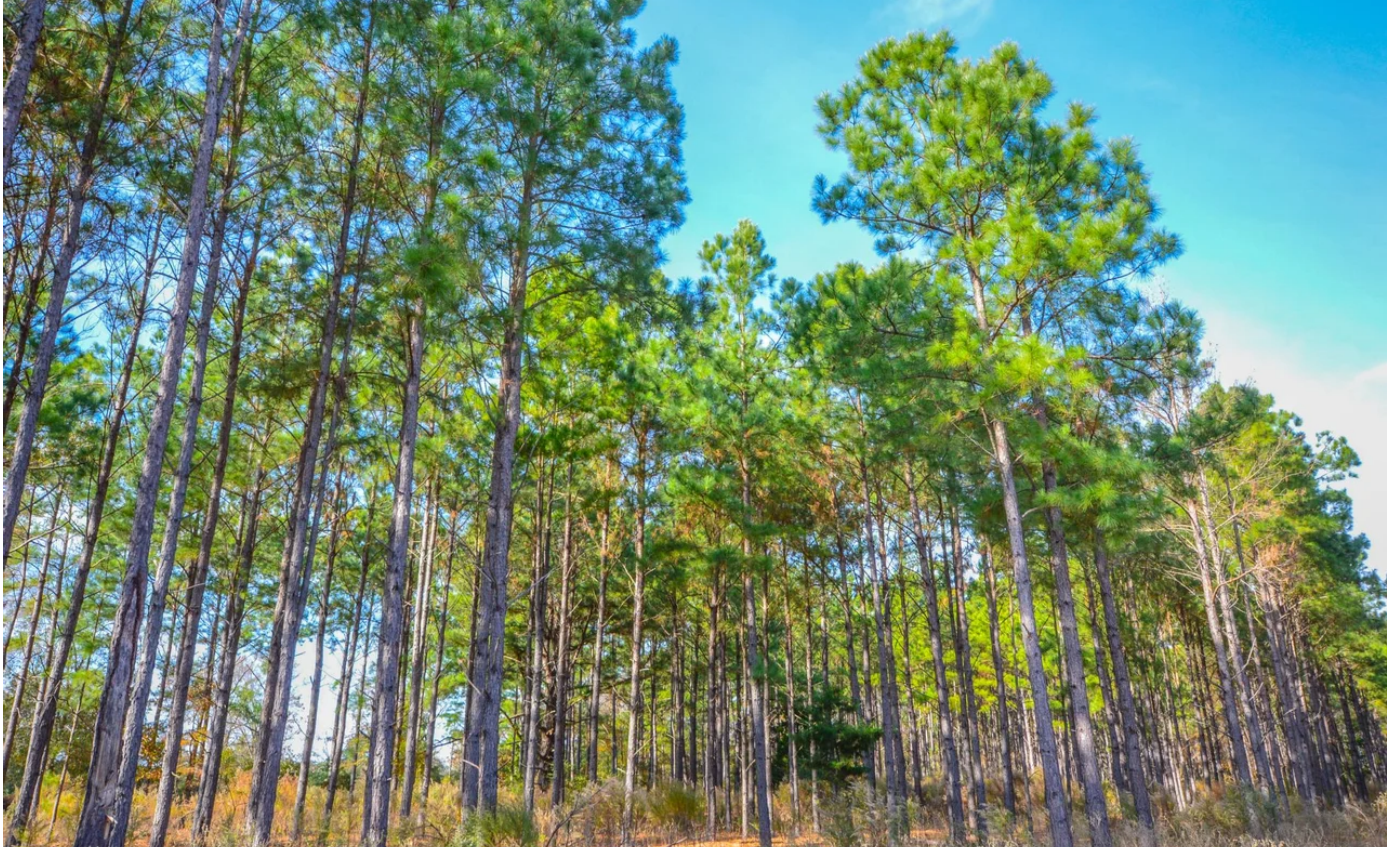


**Residential/Recreational High Fence
Property - Anderson Co
000 TBD CR 2217
Tennessee Colony, TX 75861**

\$315,000
24± Acres
Anderson County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Residential/Recreational High Fence Property - Anderson Co Tennessee Colony, TX / Anderson County

SUMMARY

Address

000 TBD CR 2217

City, State Zip

Tennessee Colony, TX 75861

County

Anderson County

Type

Recreational Land, Residential Property,
Undeveloped Land

Latitude / Longitude

31.807778 / -95.807526

Dwelling Square Feet

1400

Acreage

24

Price

\$315,000

Property Website

<https://moreoftexas.com/detail/residential-recreational-high-fence-property-anderson-co-anderson-texas/26978/>



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Residential/Recreational High Fence Property - Anderson Co Tennessee Colony, TX / Anderson County

PROPERTY DESCRIPTION

Located in beautiful Anderson County and only one and one half hours from Dallas. This 28+/- acre High-Fence Recreation property offers an affordable opportunity for a buyer to purchase a small and manageable exotic wildlife property. A 1400 +/- square foot under roof barndominium, a concrete floor, plus rough-out plumbing for a bathroom. The barndominium will feature a roll-up door large enough for a 5th wheel or RV plus additional roof-covered storage space for the tractor, UTV's, and firewood. Perfect for a weekend get-away or If your thinking about building a cabin or home, there is a wonderful building spot overlooking the newly built pond. There is a very nice interior gravel road that services the property and an exterior boundary road around the entire property perimeter. Easy access off ACR 2217 oil-top road.

Land: 24+/- acres of high-fenced property with a mix of pine plantation and native hardwoods. Some nice open pasture areas with good grass for grazing. Two ponds on the property, both appear to be spring fed. The larger pond is newly constructed, features sloping banks and should be over 2 to 3 acres once it's completely filled. The smaller pond is near an acre in size.

Improvements:

- New Pond (estimate 2 to 3 +/- acres) plus an additional 1 acre pond in the woods
- 1400 sq. ft. +/- Barndominium (enclosed space) with rough-out plumbing & concrete floor. An additional 1550 sq. ft. of covered space for storage of farm tools, tractors, UTVs, firewood, etc.
- 4450 +/- feet of high-fence
- Interior Gravel road
- Under ground water lines with automatic water troughs
- Community water and electricity

Directions to property: From Palestine and the intersection of US Hwy 79 and Us Hwy 287 travel NW on US 287 for 2.6 miles bearing left on-to US Hwy 287 for another 7.15 miles looking for ACR 2217. Turn left onto ACR 2217 for 1.3 miles property entrance is on your right. 1372 ACR 2217, Anderson Co.

- 1 hour 30 minutes from Dallas
- 2 hours 45 minutes from Houston
- 1 hour to Tyler, TX

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



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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.

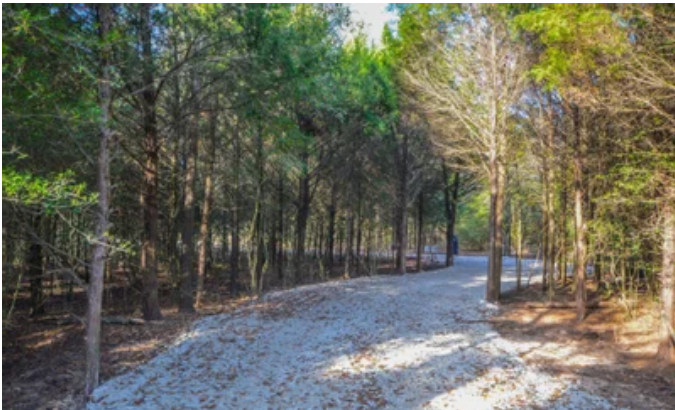


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Tennessee Colony, TX / Anderson County**



Locator Maps



Aerial Maps



**Residential/Recreational High Fence Property - Anderson Co
Tennessee Colony, TX / Anderson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Schlein

Mobile

(936) 205-1831

Email

sschlein@mossyoakproperties.com

Address

800 S John Redditt Drive #1801

City / State / Zip

Lufkin, TX 75902

NOTES

NOTES

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

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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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