

**East Texas Big Thicket - Big Sandy Area -  
Residential & Recreational Property**  
tbd 000 FM 1276  
Livingston, TX 77351

**\$178,250**  
24.567± Acres  
Polk County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



## East Texas Big Thicket - Big Sandy Area - Residential & Recreational Property Livingston, TX / Polk County

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### **SUMMARY**

**Address**

tbd 000 FM 1276

**City, State Zip**

Livingston, TX 77351

**County**

Polk County

**Type**

Undeveloped Land

**Latitude / Longitude**

30.627588 / -94.637281

**Acreage**

24.567

**Price**

\$178,250

**Property Website**

<https://moreoftexas.com/detail/east-texas-big-thicket-big-sandy-area-residential-recreational-property-polk-texas/32836/>



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### **PROPERTY DESCRIPTION**

#### **Big Sandy Area - Polk County**

24 Acres of timber covered undeveloped land in Southeast Polk Co. right next door to the Big Sandy ISD schools and athletic fields. Well suited for residential development or a nice farm.

- Over 1000 feet of road frontage along FM 1274
- Water & Electricity available
- Land is generally flat
- No pipeline easements and no portion is within the FEMA 100 or 500 year Flood Plain
- There are electricity easements on the property but no interior roads
- Timber is thick and the forest is pretty dense
- Currently under Ag Tax Exemption
- Seller is reserving mineral rights

Directions: From 146 and US 190 head west on US 190 for 11.6 miles looking for FM 1276. Turn right on FM 1276 and 9 miles looking for the property on your right. If you pass the school you have gone too far. Look for the Mossy Oak Properties "For Sale" signs post on the property. Orange survey ribbon makes the property corners.

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## Locator Maps





## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Stephen Schlein

**Mobile**

(936) 205-1831

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800 S John Redditt Drive #1801

**City / State / Zip**

Lufkin, TX 75902

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**NOTES**

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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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