

**Angler's Ridge - Lot No. 4 - Nacogdoches
Co.**
TBD 000 State Hwy 204
Sacul, TX 75788

\$244,400
47± Acres
Nacogdoches County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**Angler's Ridge - Lot No. 4 - Nacogdoches Co.
Sacul, TX / Nacogdoches County**

SUMMARY

Address

TBD 000 State Hwy 204

City, State Zip

Sacul, TX 75788

County

Nacogdoches County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.829118 / -94.932425

Acreage

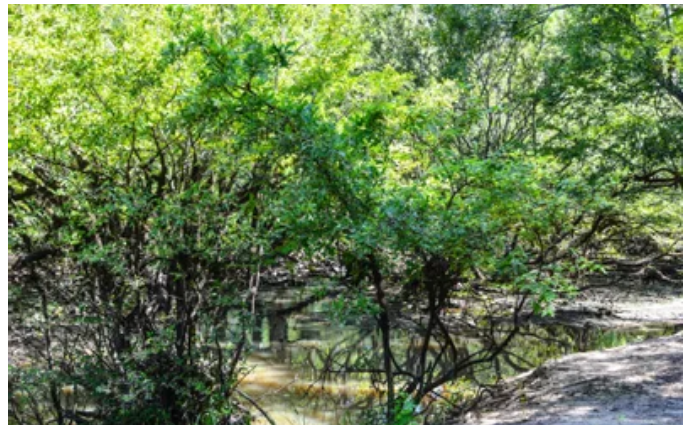
47

Price

\$244,400

Property Website

<https://moreoftexas.com/detail/angler-s-ridge-lot-no-4-nacogdoches-co-nacogdoches-texas/30968/>



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PROPERTY DESCRIPTION

Angler's Ridge Lot No. 4 - If you like hunting, fishing, and loving every day; This is your place.

Only 5 lots available

Nice hill top residential property with pretty views of the pasture. The 47 acre parcel has Angelina River frontage offering river access and fishing. Great mix of beautiful pasture with thick tree cover and 30' to 50' of elevation change above the FEMA 100 Year Flood Plain. Protective tree line along the road offers the property a little bit of privacy from the main road. Angler's Ridge has all the qualities to be a great residential and recreational property. Only 5 minutes from a Dollar General for basic supplies. 30 minutes to Jacksonville or Nacogdoches for full city amenities. Two hours and 15 minutes from downtown Dallas and two hours and 45 minutes from Houston. Riverfront properties with live water do not become available very often. Call to schedule a tour today. Stephen Schlein - Broker - [936.205.1831](tel:936.205.1831)

- 650+/- feet of river frontage
- 450 +/- feet of State Hwy 204 road frontage
- About 10 acres of pasture and the remainder is timber and brush
- 64 +/- acres of the property is outside of the FEMA 100-year flood plain
- Electricity is available
- Well and Septic will be need for a residence

Directions to property: Take US 59 north going through Nacogdoches, merging left onto to US 259. Travel another 5.1 miles until turning left onto State Hwy 204 W. Travel 16 miles down TX-204 and look for the Mossy Oak Property signs. If you cross the river you have gone about a 1/4 mile too far.

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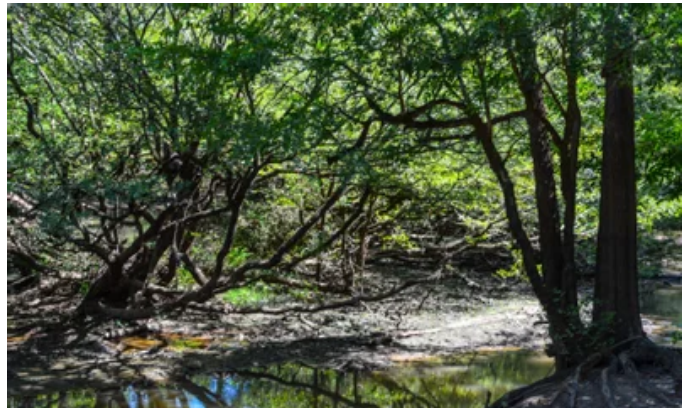


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Locator Maps



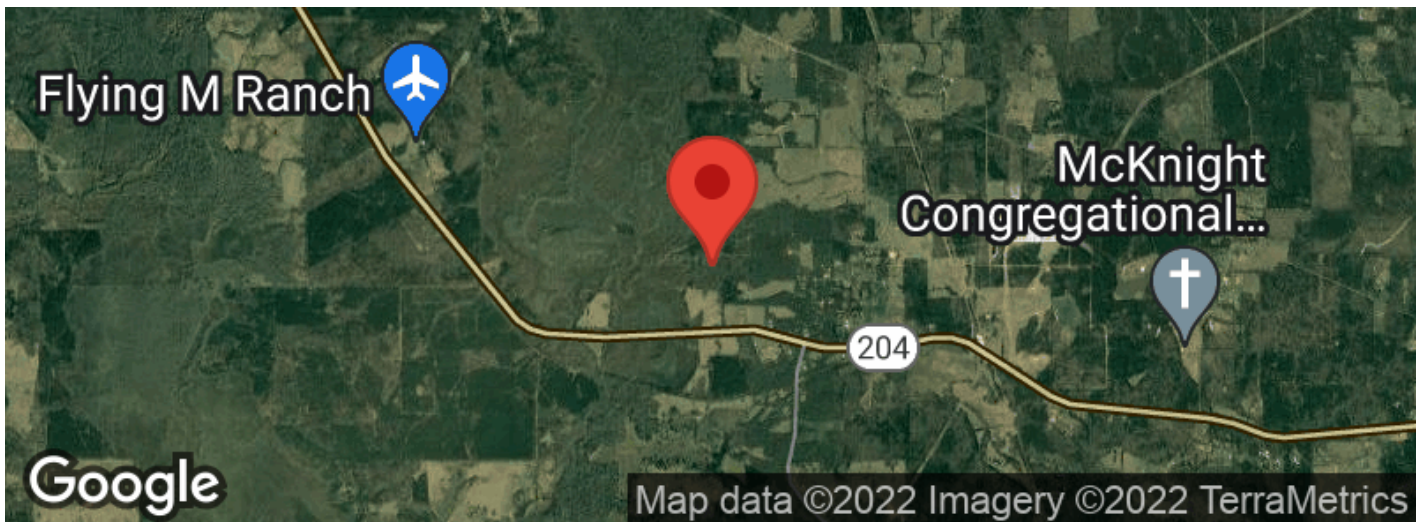
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Aerial Maps



**Angler's Ridge - Lot No. 4 - Nacogdoches Co.
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Lufkin, TX 75902

NOTES

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DISCLAIMERS

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