

**ANGLER'S RIDGE - Lot No. 3 - Nacogdoches
Co.
TBD 000 State Hwy 204
Sacul, TX 75788**

\$283,500
63± Acres
Nacogdoches County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**ANGLER'S RIDGE - Lot No. 3 - 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, Riverfront

Latitude / Longitude

31.824196 / -94.935686

Acreage

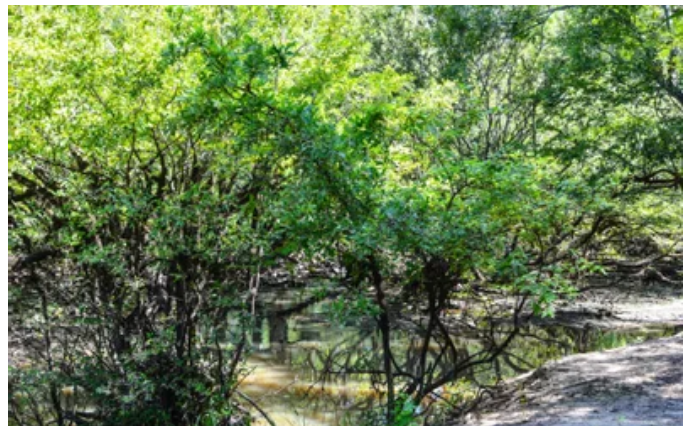
63

Price

\$283,500

Property Website

<https://moreoftexas.com/detail/angler-s-ridge-lot-no-3-nacogdoches-co-nacogdoches-texas/30967/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

ANGLER'S RIDGE - Lot No. 3 - Nacogdoches Co.
Sacul, TX / Nacogdoches County

PROPERTY DESCRIPTION

Angler's Ridge Lot No. 3 - If you like hunting, fishing, and loving every day; This is your place.

Nice hill top residential property with pretty views of the pasture. The 63.29 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)

- 800+/- feet of river frontage
- 1600 +/- feet of State Hwy 204 road frontage
- About 5 acres of pasture and the remainder is timber, brush and river frontage
- 20 or more acre 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.

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.

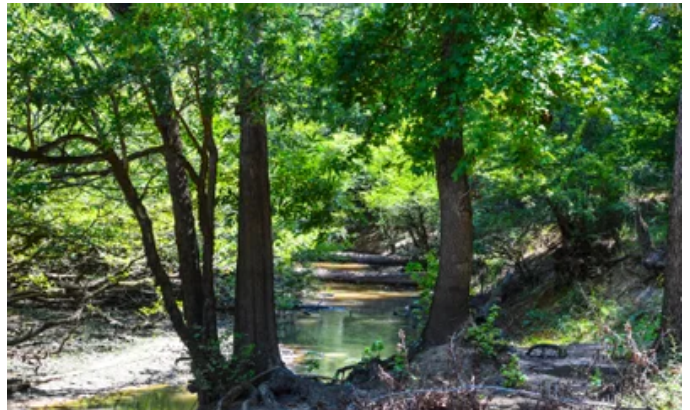


MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**ANGLER'S RIDGE - Lot No. 3 - Nacogdoches Co.
Sacul, TX / Nacogdoches County**



ANGLER'S RIDGE - Lot No. 3 - Nacogdoches Co.
Sacul, TX / Nacogdoches County

Locator Maps



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

ANGLER'S RIDGE - Lot No. 3 - Nacogdoches Co.
Sacul, TX / Nacogdoches County

Aerial Maps



**ANGLER'S RIDGE - Lot No. 3 - Nacogdoches Co.
Sacul, TX / Nacogdoches 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

[illegible]

**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com