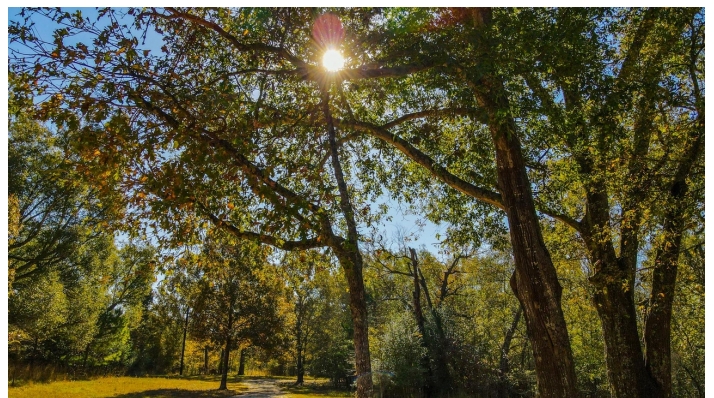
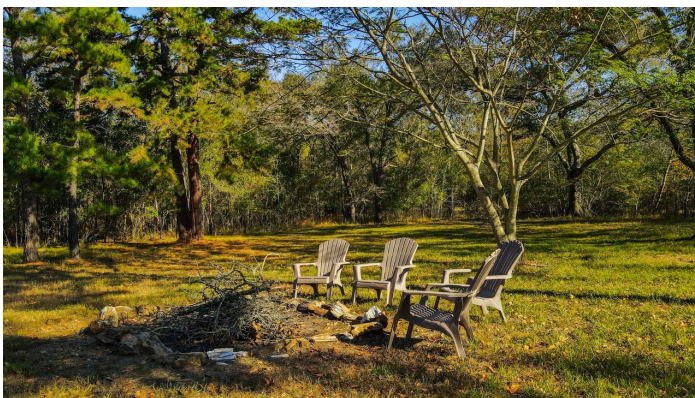


**25.1 Acre hunting and Recreational Get-A-Way**  
824 Private Road 8608  
Tennessee Colony, TX 75861

**\$289,900**  
25.100 +/- acres  
Anderson County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



## 25.1 Acre hunting and Recreational Get-A-Way Tennessee Colony, TX / Anderson County

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### **SUMMARY**

**Address**

824 Private Road 8608

**City, State Zip**

Tennessee Colony, TX 75861

**County**

Anderson County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

31.8354447 / -95.8388504

**Dwelling Square Feet**

1600

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

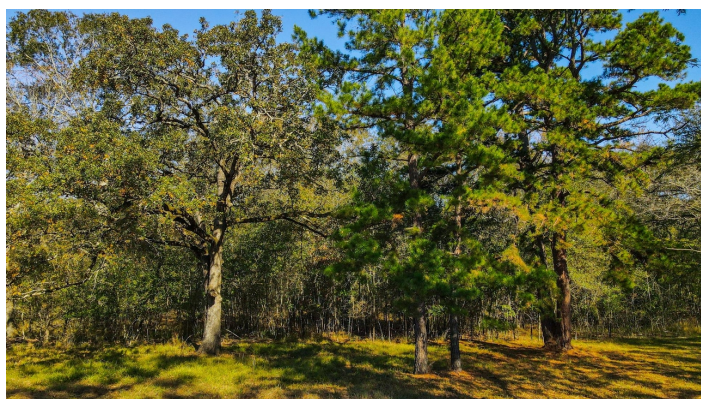
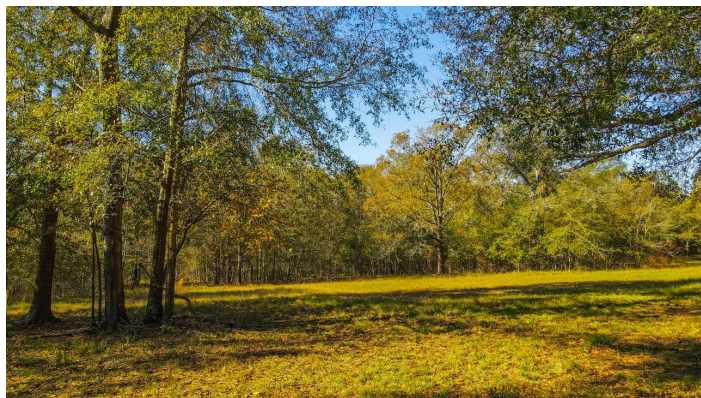
25.100

**Price**

\$289,900

**Property Website**

<https://moreoftexas.com/detail/25-1-acre-hunting-and-recreational-get-a-way-anderson-texas/23526/>



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## 25.1 Acre hunting and Recreational Get-A-Way Tennessee Colony, TX / Anderson County

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### **PROPERTY DESCRIPTION**

Description: Great opportunity to own your own Hunting Recreational get-a-way 1.5 hours from Dallas, Texas. Located just south of Hwy 287 between Richland Chambers Lake and Tennessee Colony this property provided the perfect environment to get away from the rush of city life. Property is close to the Trinity River bottoms and mature wildlife consistently frequent the properties feeder and food plots. Several quality deer and hogs have been harvested on the place and there is plenty more. Current owner doesn't hunt property much but the opportunities are still there. Metal building was converted in a two story Barndominium with approximately 1600 sq.ft of living space. Large kitchen/dining area provides ample room for large family gatherings and the 19X20 family room provides plenty of space to stretch out, play games or watch you favorite football team on TV. Mud room is 16X8.5 and includes a 1/2 bath and Washer/ dryer area. Upstairs there are two bedrooms with adequate bunk space to sleep the whole family. The shop and ATV storage is approximately 720 sq. ft. Large patio for outdoor enjoyment and entertainment. Property has full electrical hookup, water well and all weather road access.

School: CAYGUA ISD

Water: Private Well

Wildlife: Deer, Hogs, Coyotes, bobcats, and several species of small game

Terrain: Wooded rolling hills with creek

Location: 100 miles from Dallas, 130 miles from Ft. Worth 175 miles from Houston, 195 miles from Austin 160 miles from Shreveport, La

Utilities: Electric, Propane

Taxes: D1 - QUALIFIED TIM LAND. 2021 taxes were:

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors, LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given 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, LLC.



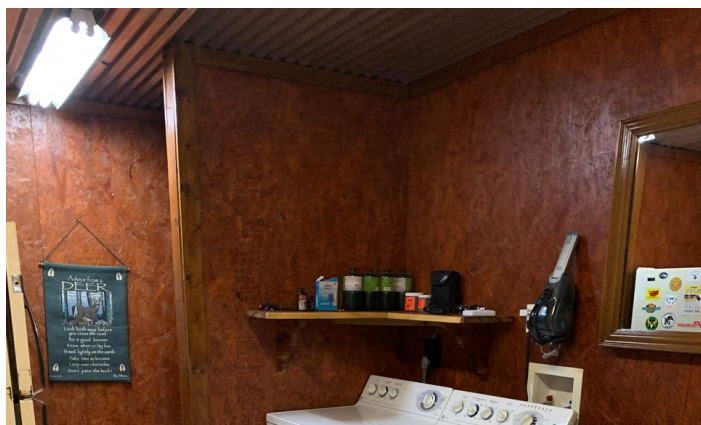
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## 25.1 Acre hunting and Recreational Get-A-Way Tennessee Colony, TX / Anderson County







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## Locator Maps





25.1 Acre hunting and Recreational Get-A-Way  
Tennessee Colony, TX / Anderson County

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## Aerial Maps



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**25.1 Acre hunting and Recreational Get-A-Way**  
**Tennessee Colony, TX / Anderson County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Raymond Grubbs

**Mobile**

(903) 262-5633

**Office**

(877) 777-2062

**Email**

[rgrubbs@mossyoakproperties.com](mailto:rgrubbs@mossyoakproperties.com)

**Address**

518 Tyler st

**City / State / Zip**

Jacksonville, TX 75766

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**NOTES**

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## 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.



**MoreofTexas.com**

## **DISCLAIMERS**

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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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**Mossy Oak Properties of Texas**  
4000 W University Dr  
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