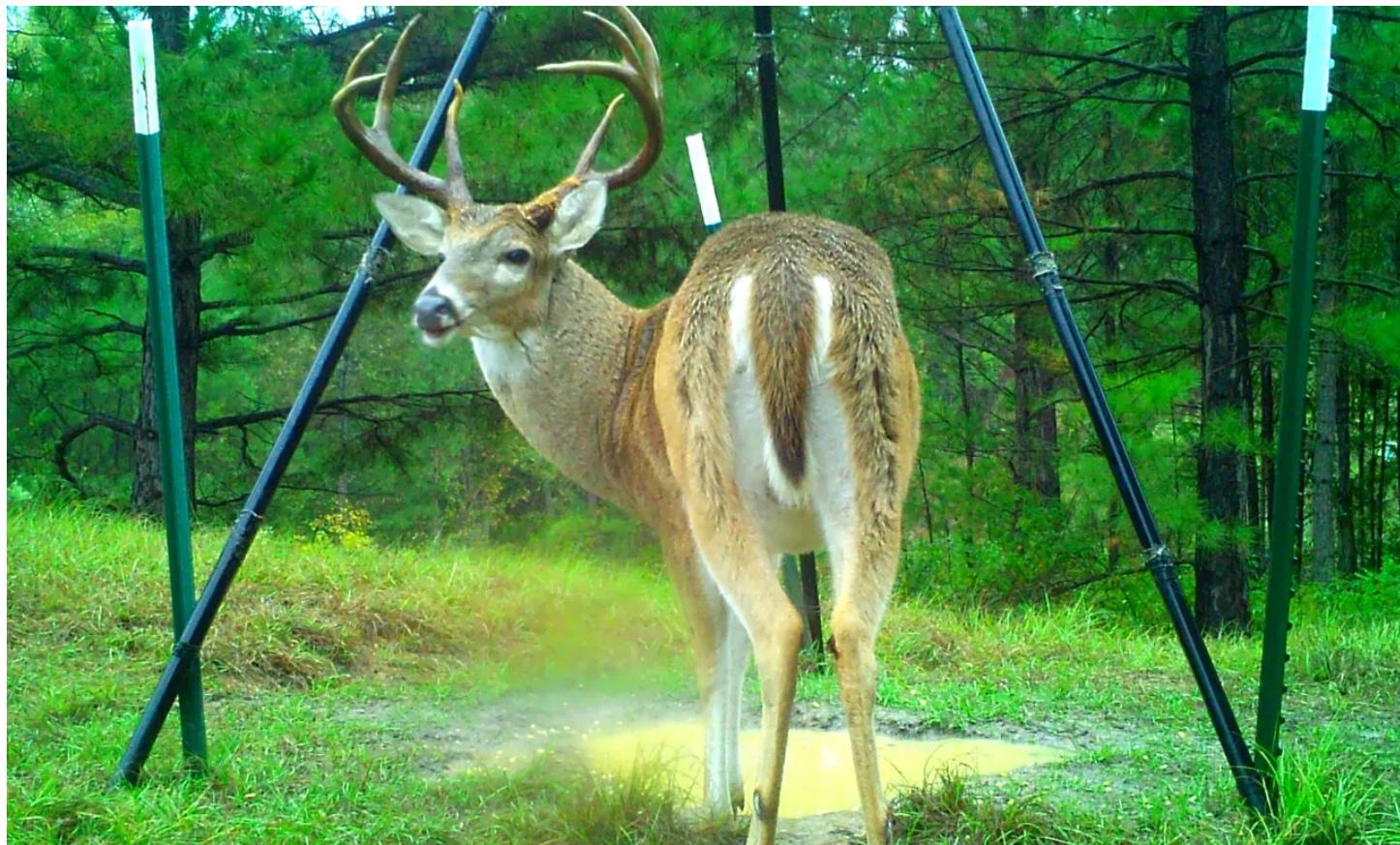


**Fabulous Hunting Property W/Barndominium, Creek, &
35+ Acres
165 Private Road 6294
Palestine, TX 75803**

**\$549,900
35.218± Acres
Anderson County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**Fabulous Hunting Property W/Barndominium, Creek, & 35+ Acres
Palestine, TX / Anderson County**

SUMMARY

Address

165 Private Road 6294

City, State Zip

Palestine, TX 75803

County

Anderson County

Type

Hunting Land

Latitude / Longitude

31.650005 / -95.705081

Taxes (Annually)

315

Dwelling Square Feet

1600

Bedrooms / Bathrooms

2 / 2

Acreage

35.218

Price

\$549,900

Property Website

<https://www.mossyoakproperties.com/property/fabulous-hunting-property-w-barndominium-creek-35-acres-anderson-texas/53447/>



**Fabulous Hunting Property W/Barndominium, Creek, & 35+ Acres
Palestine, TX / Anderson County**

PROPERTY DESCRIPTION

Hunting Paradise on 35.218 acres with newer 60 x 40 Barndominium/Shop and Crooked Creek running throughout property. LOW, LOW taxes with wildlife exemptions. 2023 taxes were only \$315.00!! All electric home with stained and sealed concrete and soaring ceilings, has 1600 SF living area and 200 SF loft along with 800 SF shop with roll up door, attic access, and shop sink. 2 BR/2BTH with lofted area for 3rd BR or storage. Property built in 2020 and completed in 2021 with 700' well and aerobic septic. All appliances convey, including stove, refrigerator, microwave, washer, and dryer, and extra quiet dishwasher. Farmhouse sink and glass cabinets with huge island and soft-close drawers. One big stand up feeder and 2 ladder stands convey. Furnishings and some shop equipment are negotiable. Multiple elevation changes throughout property and abundant wildlife make this an ideal family home and recreational/hunting site. Multiple trails throughout property for ATVs or hiking. Trinity River is just over a mile away. Call today to see this dream hunting property before it is gone, gone, gone! Call Susan Brock at [903-571-6772](tel:903-571-6772) or email: sbrock@mossyoakproperties.com

This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice.



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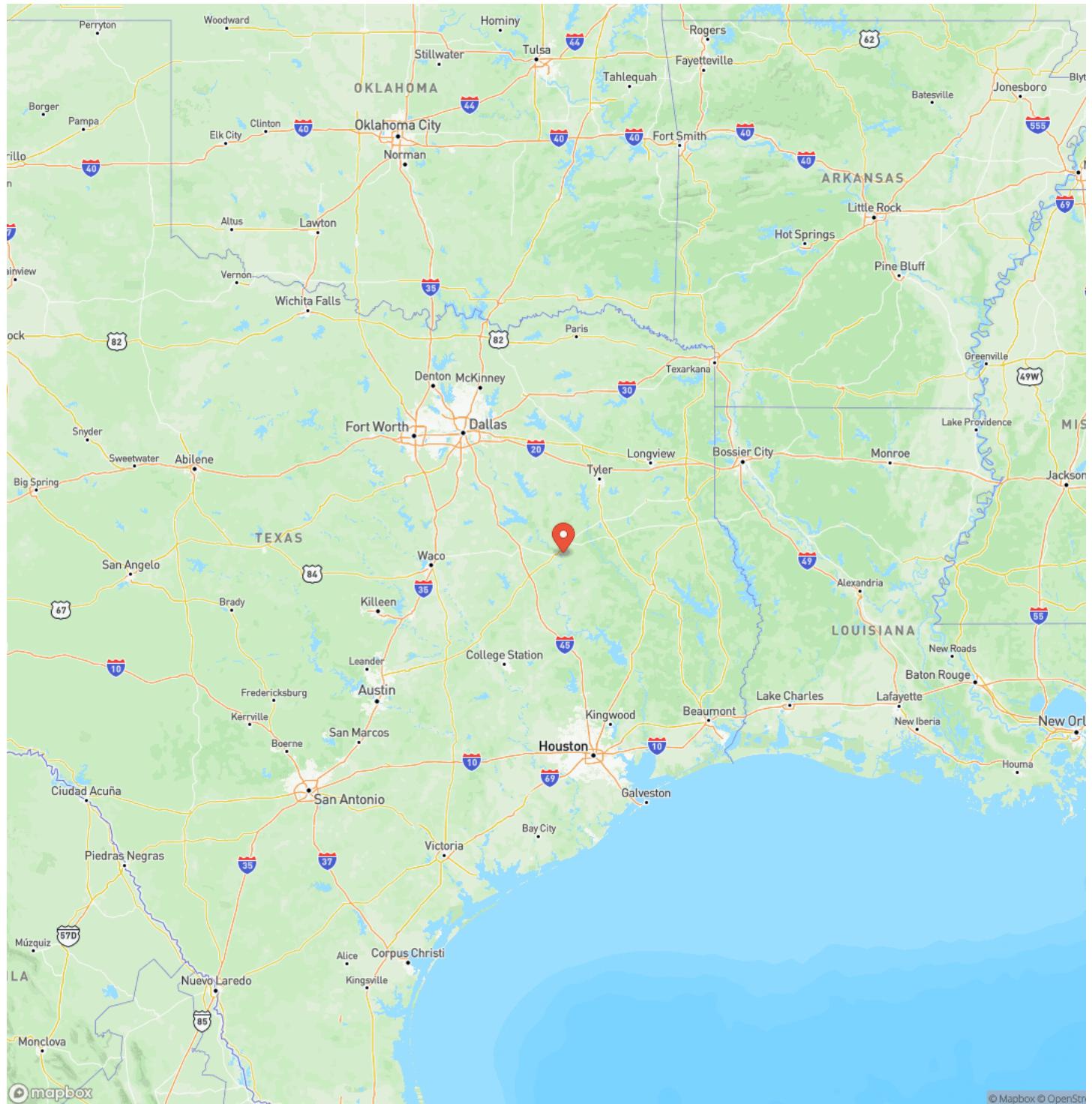
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Locator Map



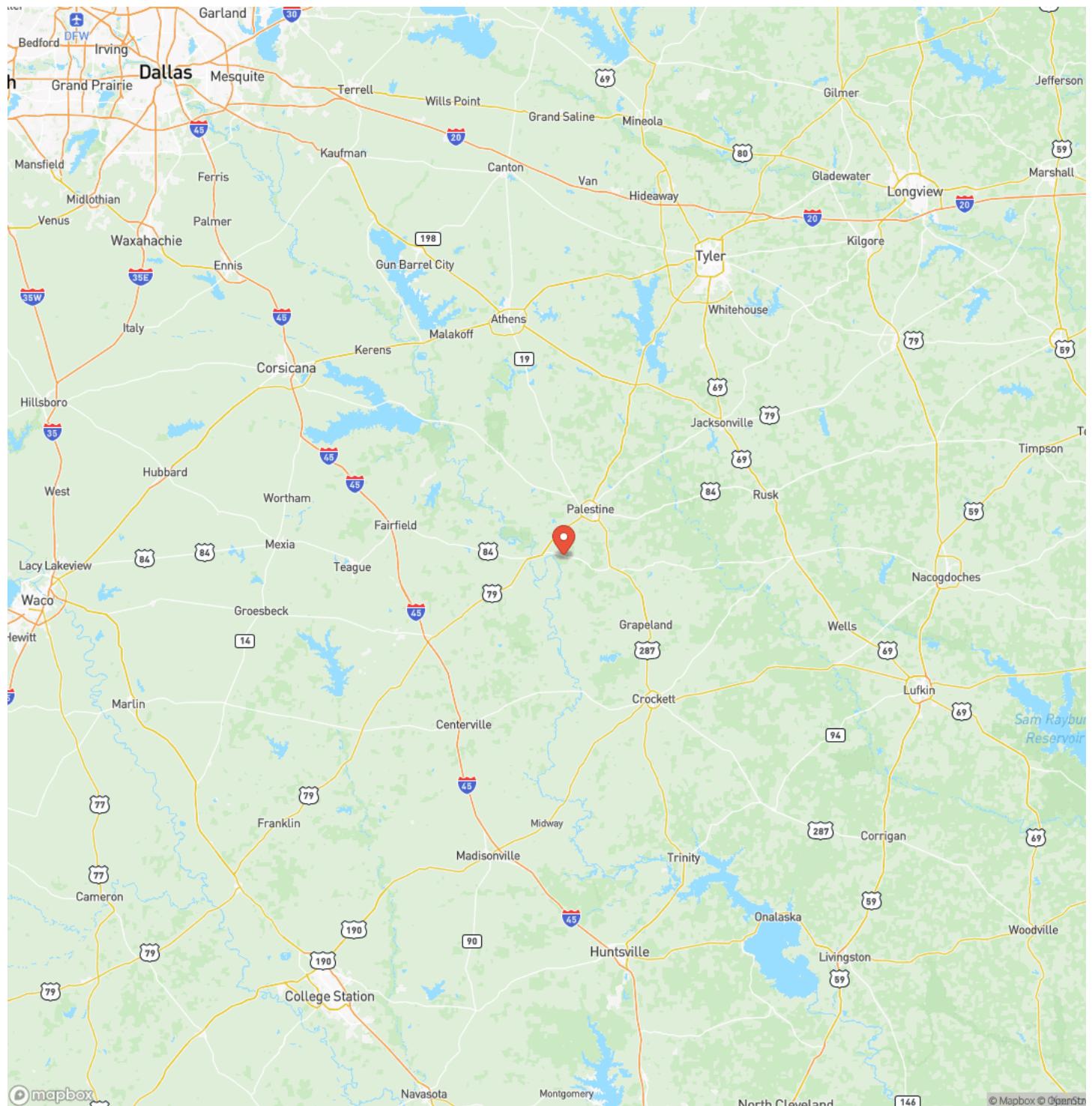
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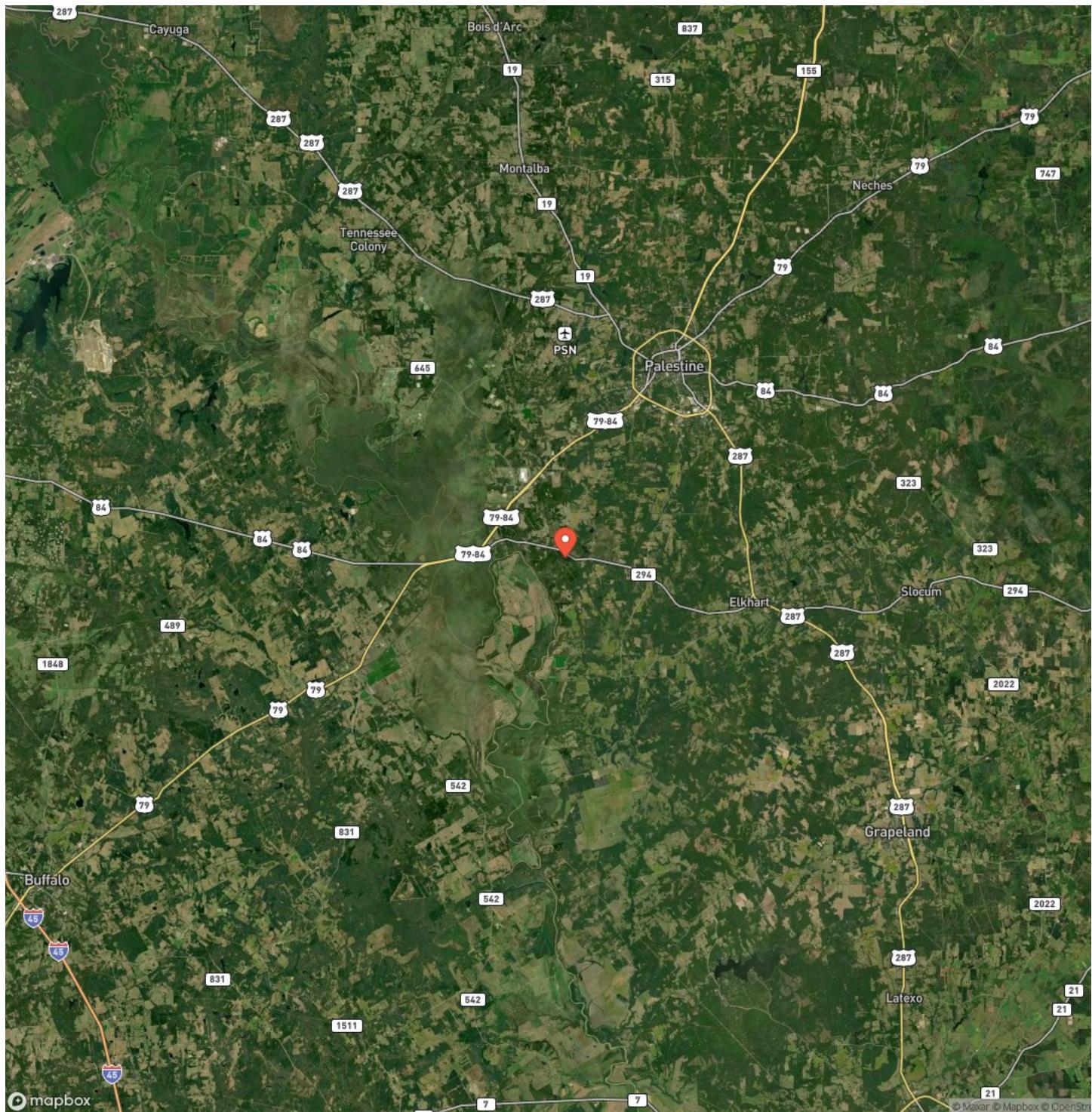
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Locator Map



Fabulous Hunting Property W/Barndominium, Creek, & 35+ Acres
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Susan Brock

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(903) 571-6772

Email

sbrock@mossyoakproperties.com

Address

518 Tyler Street

City / State / Zip

Jacksonville, TX 75766

NOTES



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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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