

**Hunting Retreat/Permanent Home
w/69+- Acres, Shop, Ponds, & % of
Minerals in Gallatin, Tx.
1145 Piney Grove Rd.
Gallatin, TX 75764**

\$399,000.00
68.980 +/- acres
Cherokee County



**MOSSY OAK PROPERTIES
OF TEXAS**

Hunting Retreat/Permanent Home w/69+- Acres, Shop, Ponds, & % of Minerals in Gallatin, Tx.

Gallatin, TX / Cherokee County

SUMMARY

Address

1145 Piney Grove Rd.

City, State Zip

Gallatin, TX 75764

County

Cherokee County

Type

Recreational Land, Residential Property, Timberland

Latitude / Longitude

31.8816 / -95.1586

Dwelling Square Feet

900

Bedrooms / Bathrooms

2 / 1

Acreage

68.980

Price

\$399,000.00

Property Website

<https://moreoftexas.com/detail/hunting-retreat-permanent-home-w-69-acres-shop-ponds-&-of-minerals-in-gallatin-tx-cherokee-texas/10154/>



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PROPERTY DESCRIPTION

Awesome hunting retreat or permanent home. 68.98 acres with 2014 built, 900 SF 2BR/1BTH, carport, with 1200 SF insulated shop, two ponds, two creeks, ATV trails, fenced, in Gallatin, Tx. Shop is 42x30x10 with concrete slab with electric and water available. Gorgeous crepe myrtles, two ponds: one stocked pond, one spring fed. Metal shed has washer/dryer hookups. Home built on blocks, with spray foam insulation in ceilings and floors and Hardiboard siding. Wood burning stove never used. Oversized shower, loft storage. Furnishings, deer stands and feeders, and some shop equipment also available for sale. Low, low taxes, with wildlife exemption. Property has never been timbered. Lots of wildlife and fabulous hunting. Approx. 12% (per seller) of mineral rights belonging to owner to convey with property. Call today before it's gone, gone, gone!

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.

mixed use residential, recreational, timberland 69 acre property 900 Sq. Ft. house built in 2014 2 bedrooms, 1 bathroom RISD school district Gallatin, TX 75764 Cherokee County hog turkey waterfowl duck whitetail deer small game rabbit hiking trails outbuilding Workshop road frontage



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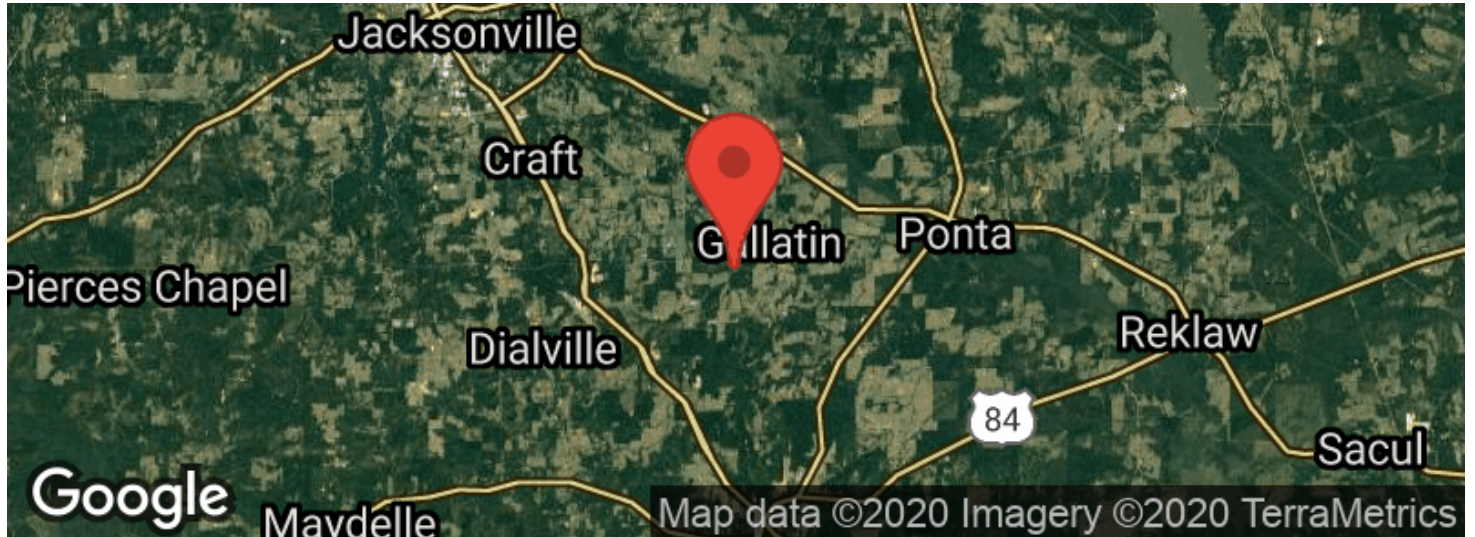
Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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.



Mossy Oak Properties of Texas

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MoreofTexas.com



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