

47 Acres W/Large Home, Huge Shop, Pool, Business  
Opportunity in Rusk, Tx.  
3481 N Loop 343  
Rusk, TX 75785

**\$1,400,000**  
47.190± Acres  
Rusk County





**47 Acres W/Large Home, Huge Shop, Pool, Business Opportunity in Rusk, Tx.  
Rusk, TX / Rusk County**

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**SUMMARY**

**Address**

3481 N Loop 343

**City, State Zip**

Rusk, TX 75785

**County**

Rusk County

**Type**

Ranches, Business Opportunity, Single Family, Commercial

**Latitude / Longitude**

31.801746 / -95.171508

**Dwelling Square Feet**

4500

**Bedrooms / Bathrooms**

5 / 4.5

**Acreage**

47.190

**Price**

\$1,400,000

**Property Website**

<https://www.mossyoakproperties.com/property/47-acres-w-large-home-huge-shop-pool-business-opportunity-in-rusk-tx-rusk-texas/98502/>



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### **PROPERTY DESCRIPTION**

Priced for quick sale: 47.19 Acres in Rusk with long road frontage on Loop 343 with two entrances. Approximately 33 acres in in the City limits, providing outstanding option for potential subdivision or fabulous private retreat. Seller can be complete with a 5 acre lake in approximately 30 days per buyer preference. Two story, 4500 SF brick home 5/4.5/2 car carport, gorgeous pool, fabulous 3600 SF heated and cooled shop. Home originally built in 2006 with major remodeling beginning in 2019 with entire upstairs added, including 2 master size bedrooms and 2 master size baths with landing. Large floored attic with spray foam insulation, whole house generator, new flagstone patio, new sidewalk, new firepit. Granite countertops in 22' x 21' kitchen, with double ovens, recessed lighting, crown molding, tray ceilings, and numerous built-ins. Wood burning fireplace with gas starter. 40 x 90 shop with stained floors, two 12' roll-up doors, upstairs storage, downstairs kitchen and full bath. Propane gas heat in shop. Covered patio behind shop overlooks pool. New gated entry with remote. New security system. There is room for everyone with two extra rooms in garage currently used as additional guest bedrooms with minisplit not counted in square footage or reconvert back to garage space. White, portable building at second entrance does not convey, but 30 x 50 metal building is negotiable or seller can remove. There is a small hunting cabin that conveys at the northwestern corner of the property. What a wonderful home-town community to raise your family and/or build a business. Call today for your appointment to see this one-of-a kind home and acreage.

The information contained herein is deemed reliable but is not warrantied or guaranteed by the Broker or Seller. The Broker has no liability for typographical errors, misprints, nor for misinformation that may have been given us. All property is subject to change and buyer agent must be identified on first contact with Broker and must accompany the Buyer on showings to receive full fee participation which will be at the sole discretion of G2 Outdoors LLC

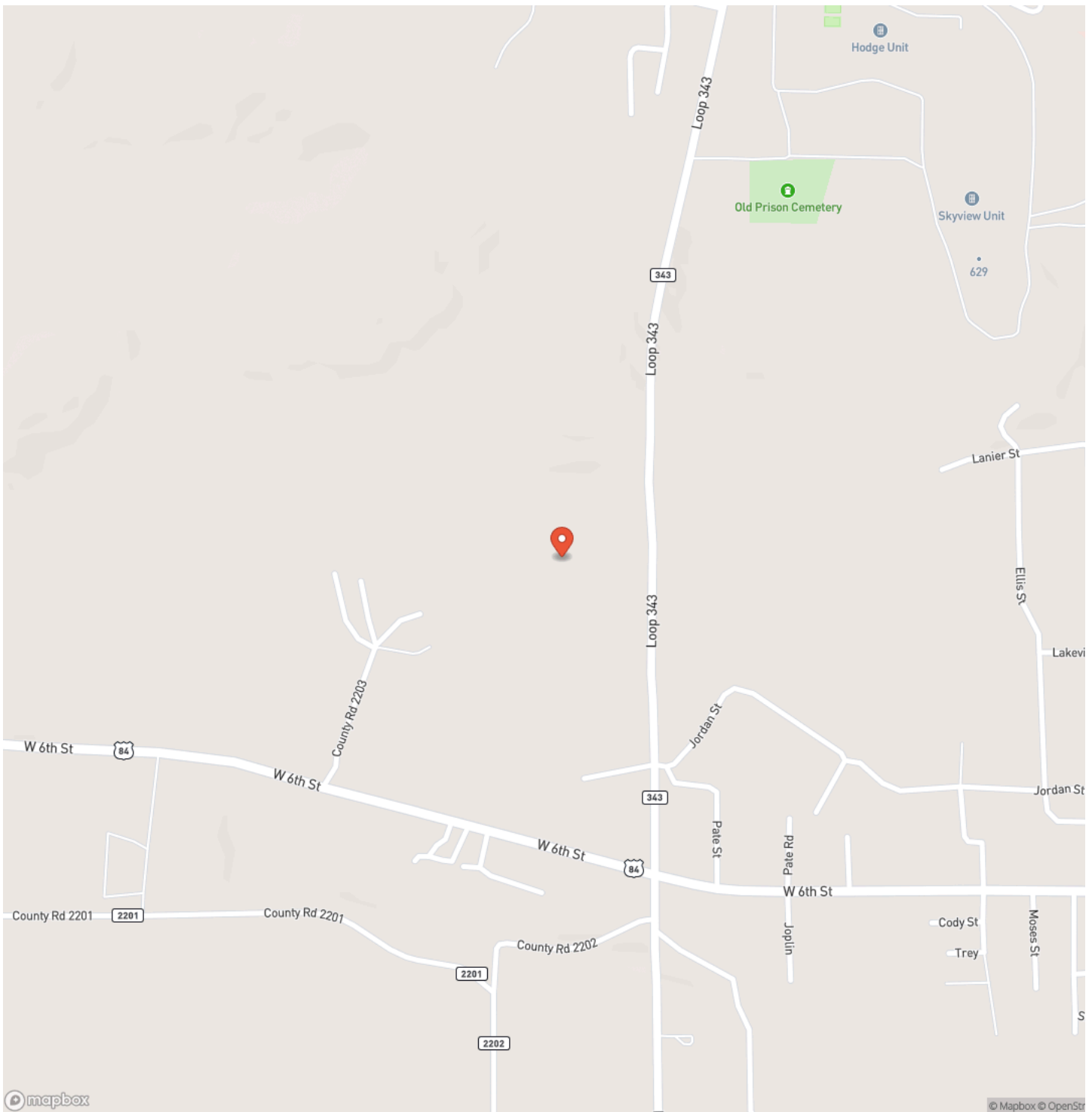


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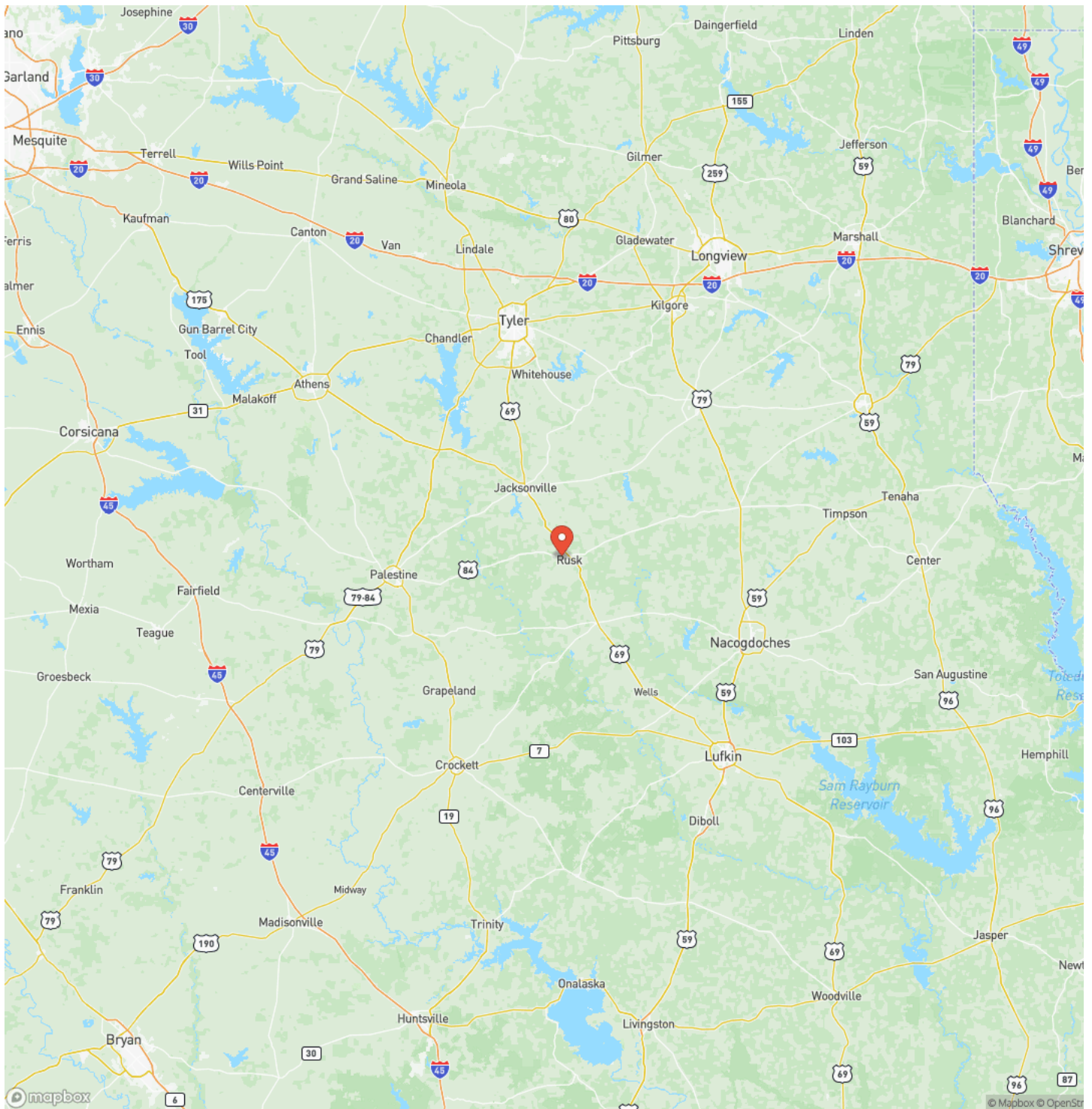
## Locator Map





## Rusk, TX / Rusk County

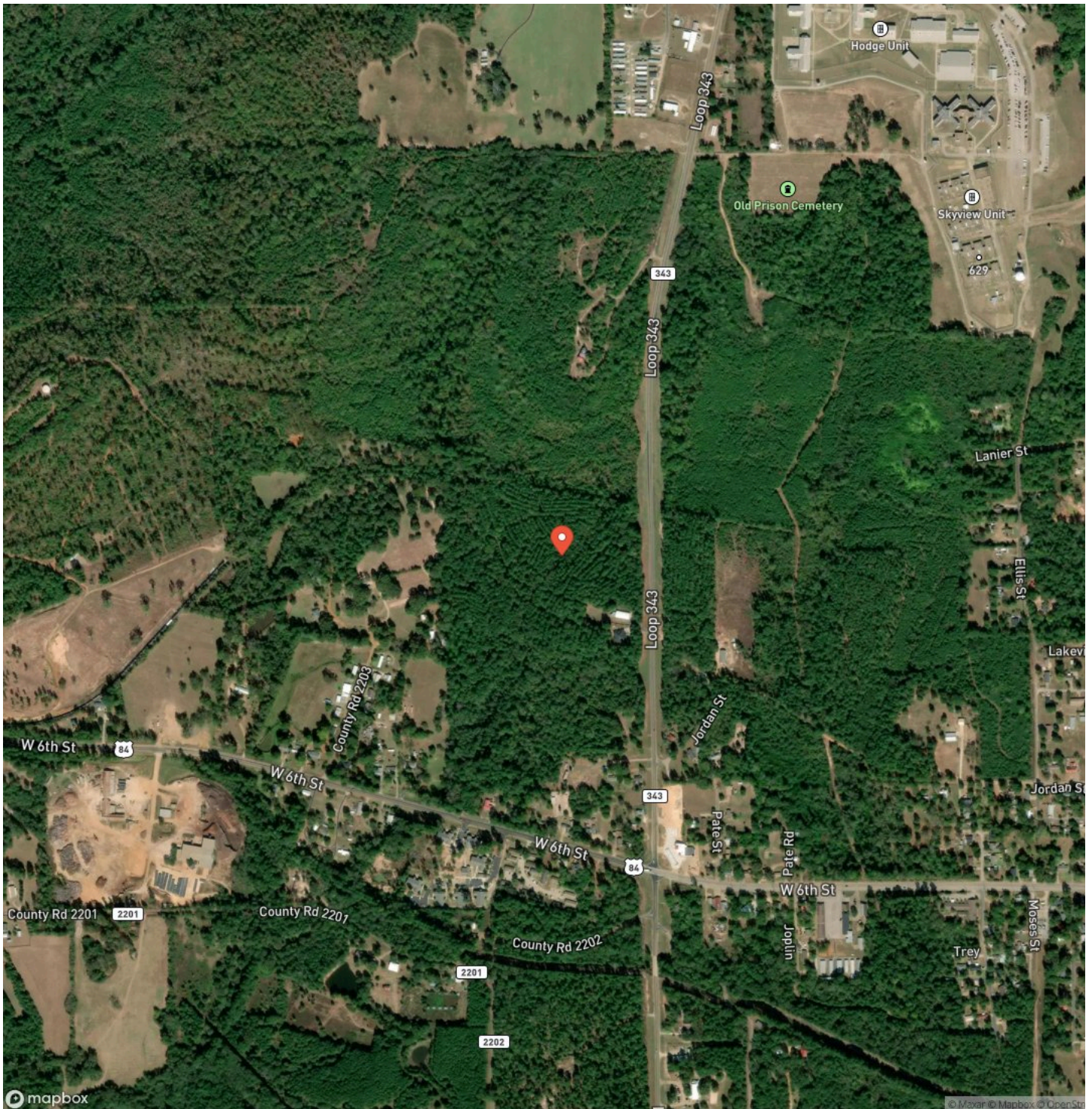
## Locator Map





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Rusk, TX / Rusk County

## Satellite Map



## 47 Acres W/Large Home, Huge Shop, Pool, Business Opportunity in Rusk, Tx. Rusk, TX / Rusk County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Susan Brock

## Mobile

(903) 571-6772

## Email

sbrock@mossyoakproperties.com

### Address

518 Tyler Street

## City / State / Zip

## NOTES

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## This image shows a single 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.



**MORE INFO ONLINE:**  
**MossyOakProperties.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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