

**RS# 24683 - HIDDEN TREASURE! 85.86 ac in
Young County, TX near Eliasville
TBD Hot Wells Rd
Eliasville, TX 76424**

\$343,440
85.860± Acres
Young County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 24683 - HIDDEN TREASURE! 85.86 ac in Young County, TX near Eliasville
Eliasville, TX / Young County

SUMMARY

Address

TBD Hot Wells Rd

City, State Zip

Eliasville, TX 76424

County

Young County

Type

Recreational Land

Latitude / Longitude

33.0377 / -98.7273

Acreage

85.860

Price

\$343,440

Property Website

<https://moreoftexas.com/detail/rs-24683-hidden-treasure-85-86-ac-in-young-county-tx-near-eliasville-young-texas/24683/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 24683 - HIDDEN TREASURE! 85.86 ac in Young County, TX near Eliasville
Eliasville, TX / Young County

PROPERTY DESCRIPTION

Get back to nature with this secluded 85.86 acres of rugged and ready recreational ranch land near Eliasville, in Young County, TX! Imagine owning your own hunting property and never having to lease again. Interior roads are in good shape. Blinds and feeders are negotiable.

LOCATION: TBD Hot Wells Rd

MINERALS: Negotiable - no production on the property

VEGETATION: native grasses, hardwoods and mesquite

TERRAIN: some rugged and rocky with 80 ft of elevation changes from west to east

SOILS: loams

TAXES: currently not ag or wildlife exempt, but could be again

IMPROVEMENTS: none

CURRENT USE: recreational

POTENTIAL USE: ranch and recreational

EASEMENTS: transmission line

LEASES: none

SHOWINGS: contact Richard Schreiber at [940-733-0316](tel:940-733-0316)

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

RS# 24683 - HIDDEN TREASURE! 85.86 ac in Young County, TX near Eliasville
Eliasville, TX / Young County



RS# 24683 - HIDDEN TREASURE! 85.86 ac in Young County, TX near Eliasville
Eliasville, TX / Young County

Locator Maps



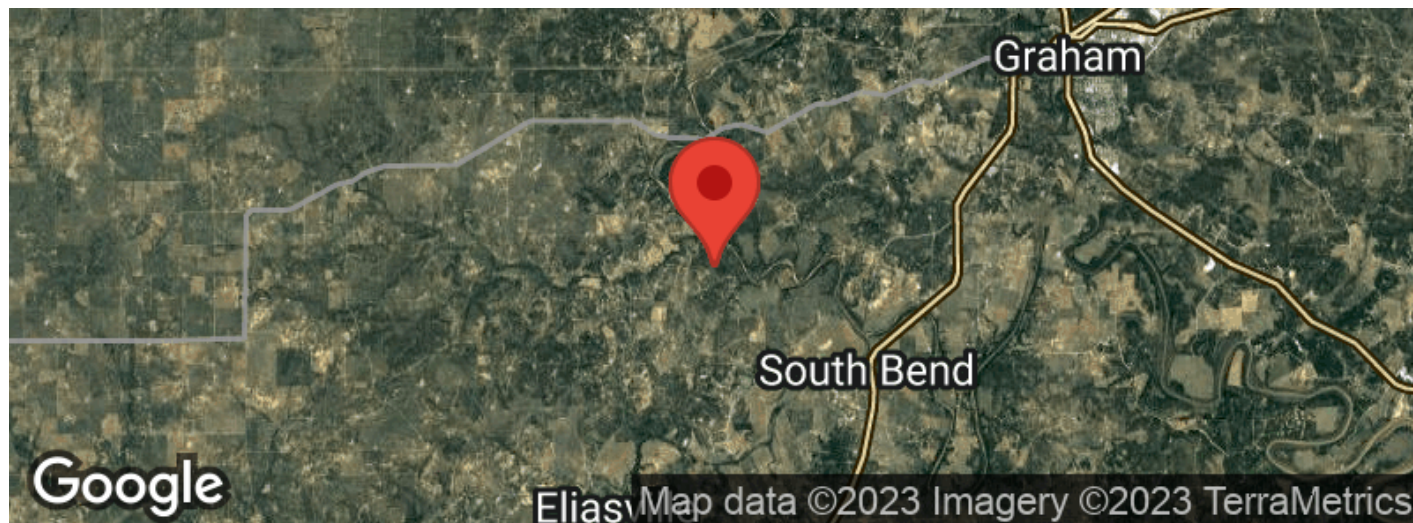
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 24683 - HIDDEN TREASURE! 85.86 ac in Young County, TX near Eliasville
Eliasville, TX / Young County

Aerial Maps



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**RS# 24683 - HIDDEN TREASURE! 85.86 ac in Young County, TX near Eliasville
Eliasville, TX / Young County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

NOTES

[illegible]

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