

Rural 13 Acres In Nacogdoches County  
CR 864  
Cushing, TX 75760

**\$85,000**  
13.070± Acres  
Nacogdoches County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

**Rural 13 Acres In Nacogdoches County**  
**Cushing, TX / Nacogdoches County**

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**SUMMARY**

**Address**

CR 864

**City, State Zip**

Cushing, TX 75760

**County**

Nacogdoches County

**Type**

Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

31.798459 / -94.799543

**Taxes (Annually)**

43

**Acreage**

13.070

**Price**

\$85,000

**Property Website**

<https://moreoftexas.com/detail/rural-13-acres-in-nacogdoches-county-nacogdoches-texas/32273/>



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**PROPERTY DESCRIPTION**

Rural 13.070-acre property located in NW Nacogdoches County. This property will attract the weekend hunter looking to get into the woods or those looking for a place to build that country home. The property is mostly wooded with some marketable timber so potential builders could carve out that perfect spot for their home. Elevation of the property runs pretty steady at 420 ft ASL. Appraisal District has this property labeled wrong on mapping system. Call Steven Arreguin at [936-552-1816](tel:936-552-1816) to see this property today.

**Additional Property Details**

- Seller does not own the minerals on this property.
- Electric and community water are available at the front of this property along CR 864.
- No Owner Financing.

**Directions**

From Hwy 259 North of Nacogdoches travel west on Hwy 204 to a left turn onto CR 864. Continue on CR 864 for around 3/4-mile property will be on your right. Look for the signs

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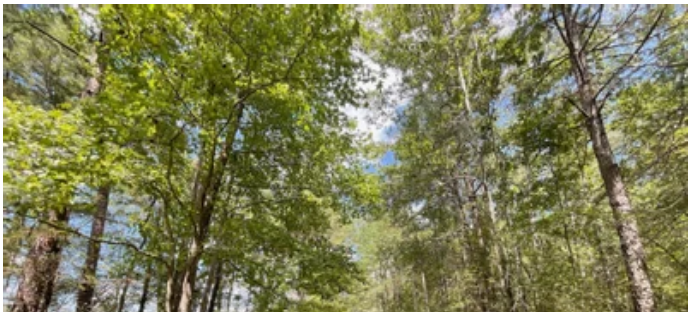
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## Locator Map

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## Locator Map

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## Satellite Map

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Rural 13 Acres In Nacogdoches County  
Cushing, TX / Nacogdoches County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steven Arreguin

Mobile

(936) 552-1816

Email

sarreguin@mossyoakproperties.com

Address

800 S John Redditt Drive #1801

City / State / Zip

Lufkin, TX 75902

NOTES

Notes section with horizontal lines for text entry.



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**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.



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