

Fixer Upper on 34 acres with a pond
8760 US 84
Cushing, TX 75760

\$250,000
34.130± Acres
Rusk County



Fixer Upper on 34 acres with a pond Cushing, TX / Rusk County

SUMMARY

Address

8760 US 84

City, State Zip

Cushing, TX 75760

County

Rusk County

Type

Residential Property

Latitude / Longitude

31.896396 / -94.823354

Dwelling Square Feet

1342

Bedrooms / Bathrooms

3 / 1

Acreage

34.130

Price

\$250,000

Property Website

<https://moreoftexas.com/detail/fixer-upper-on-34-acres-with-a-pond-rusk-texas/28668/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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PROPERTY DESCRIPTION

34 Acres With A Spring Fed Pond! This property has a 1342 sq ft 3 BR/ 1BA Fixer Upper that sits amongst a group of large mature shade trees in southern Rusk County, Tx in Laneville ISD. A recent built 24X40 Shop on slab sits nearby the house offering covered parking/storage/workspace. The seller has several acres cleared behind the house for horses or livestock. Topography of the property ranges from 400 ft ASL in the southeast corner of the property to 500 ft ASL in the northwestern corner.

Utilities: Community Water/ and well, Rusk County Electric Coop, High Speed Internet available

Home being SOLD AS IS

No deed restrictions

No minerals available on this property

No owner financing

Directions to the property: Located just to the East of FM 225 and HWY 84 intersection.

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Locator Maps



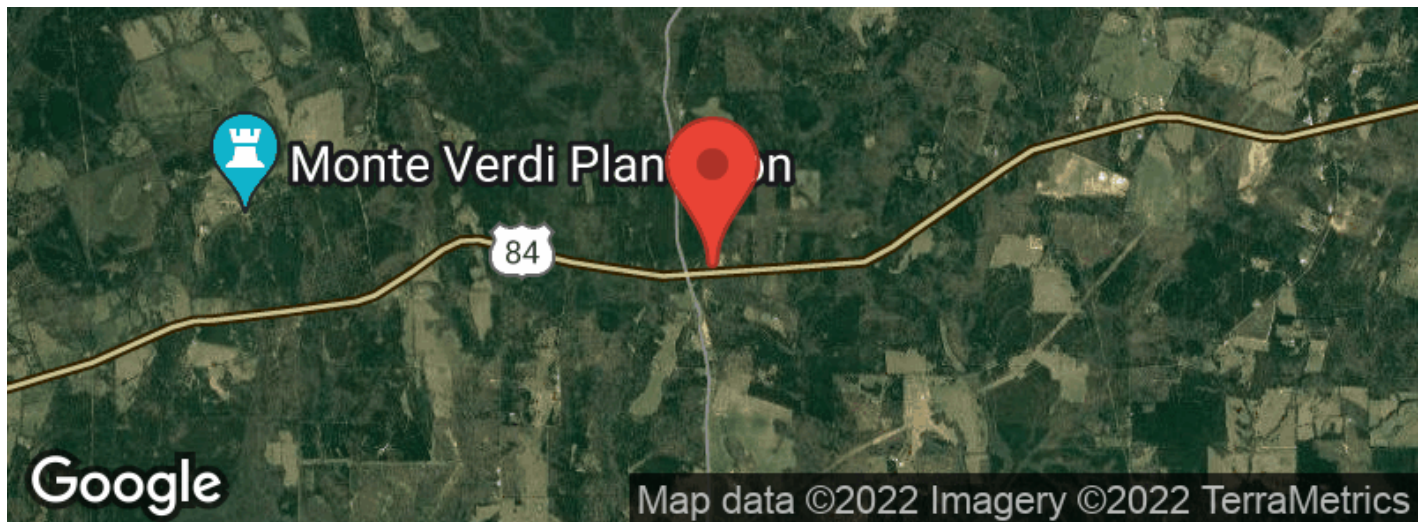
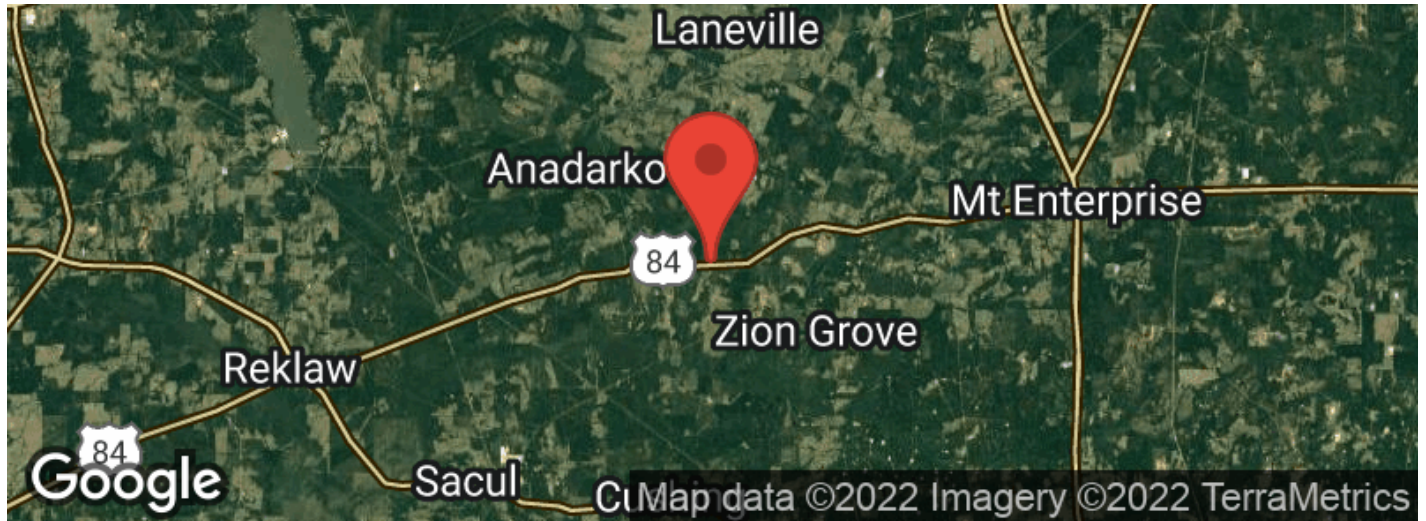
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

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



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NOTES

This image shows a blank 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.

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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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