

**55 Acres with Cypress Creek frontage in
Hardin County, Texas
Kountze, TX 77625**

\$55,000
55 +/- acres
Hardin County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

55 Acres with Cypress Creek frontage in Hardin County, Texas

Kountze, TX / Hardin County

SUMMARY

City, State Zip

Kountze, TX 77625

County

Hardin County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

30.3716 / -94.2821

Acreage

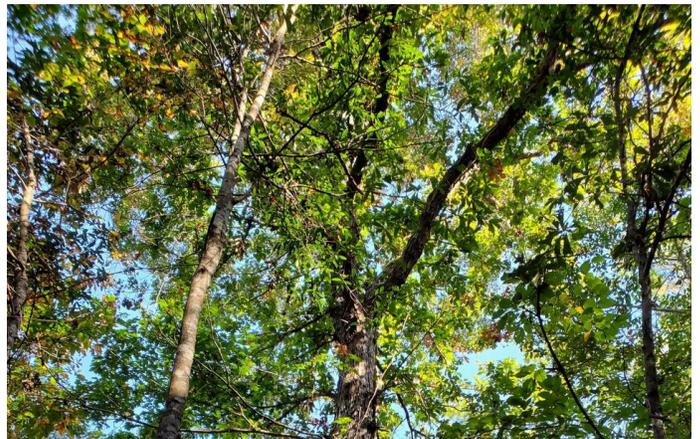
55

Price

\$55,000

Property Website

<https://moreoftexas.com/detail/55-acres-with-cypress-creek-frontage-in-hardin-county-texas-hardin-texas/19172/>



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PROPERTY DESCRIPTION

55 Acres with Cypress Creek frontage in Hardin County, Texas

Don't miss out on this beautiful piece of recreational property! Offered at a very affordable price this property has over 4000 ft. of frontage to Cypress Creek in Hardin County, Texas. Located 1.5 hours from Houston this would make for a very affordable hunting property offering fishing, whitetail, feral hogs, and small game. Natural growth pine and hardwood timber throughout the property. Property elevation ranges from 30 ft. ASL to 65 ft. ASL with more than half in the FEMA Floodplain. This property has no road frontage and no deeded easement. The adjoining landowner is offering an access lease that is renewable annually to access the property and is unwilling to grant a permanent lease. Due to the easement issue, this property will most likely not be financed by a lender so owner financing options are available. A 2005 survey will be provided for the buyer. Shown by appointment only. No unattended showings.

Call Steven Arreguin to see this property today! 936-552-1816

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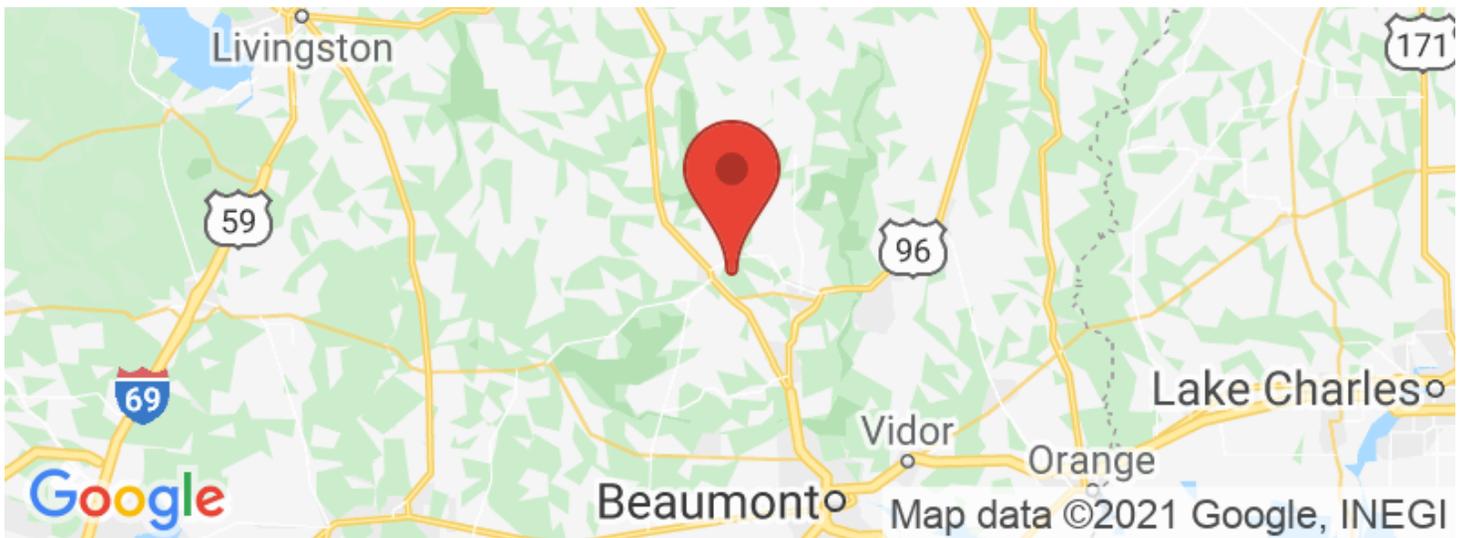
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Locator Maps



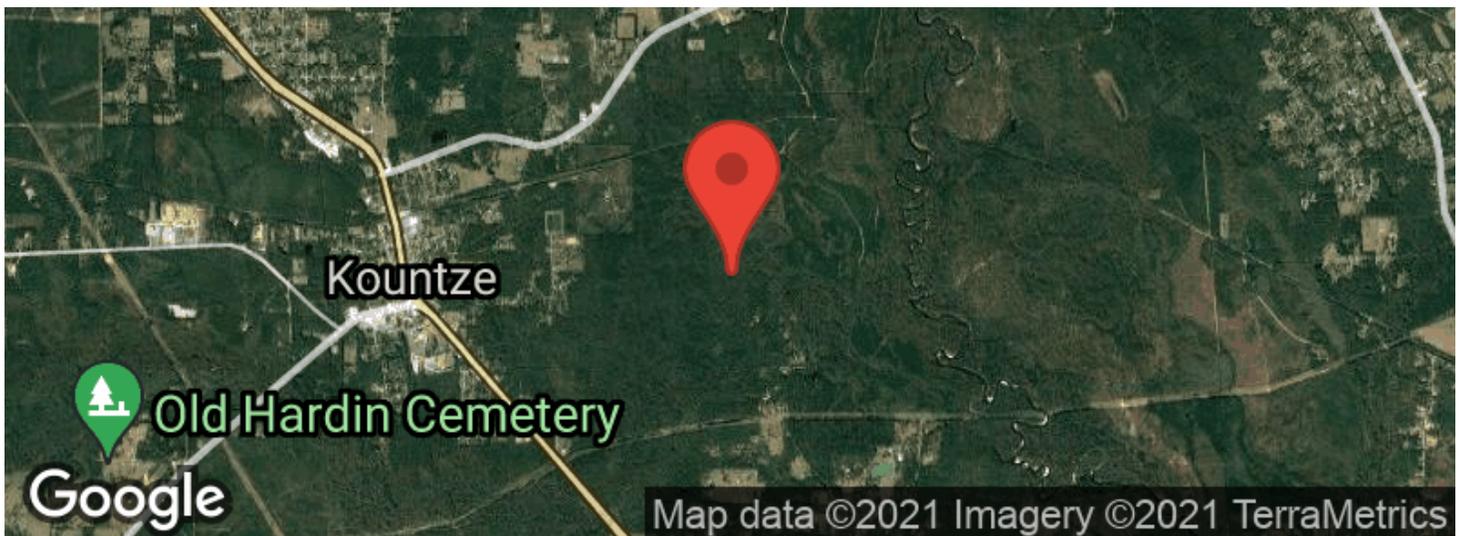
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Lufkin, TX 75902

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.



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