

Sweeney Property
0000 Pee Dee Lane
Madisonville, TX 77864

\$256,467
15.540± Acres
Madison County



Sweeney Property
Madisonville, TX / Madison County

SUMMARY

Address

0000 Pee Dee Lane

City, State Zip

Madisonville, TX 77864

County

Madison County

Type

Farms, Undeveloped Land

Latitude / Longitude

30.923413 / -95.868112

Acreage

15.540

Price

\$256,467

Property Website

<https://ranchrealestate.com/property/sweeney-property-madison-texas/98702/>



PROPERTY DESCRIPTION

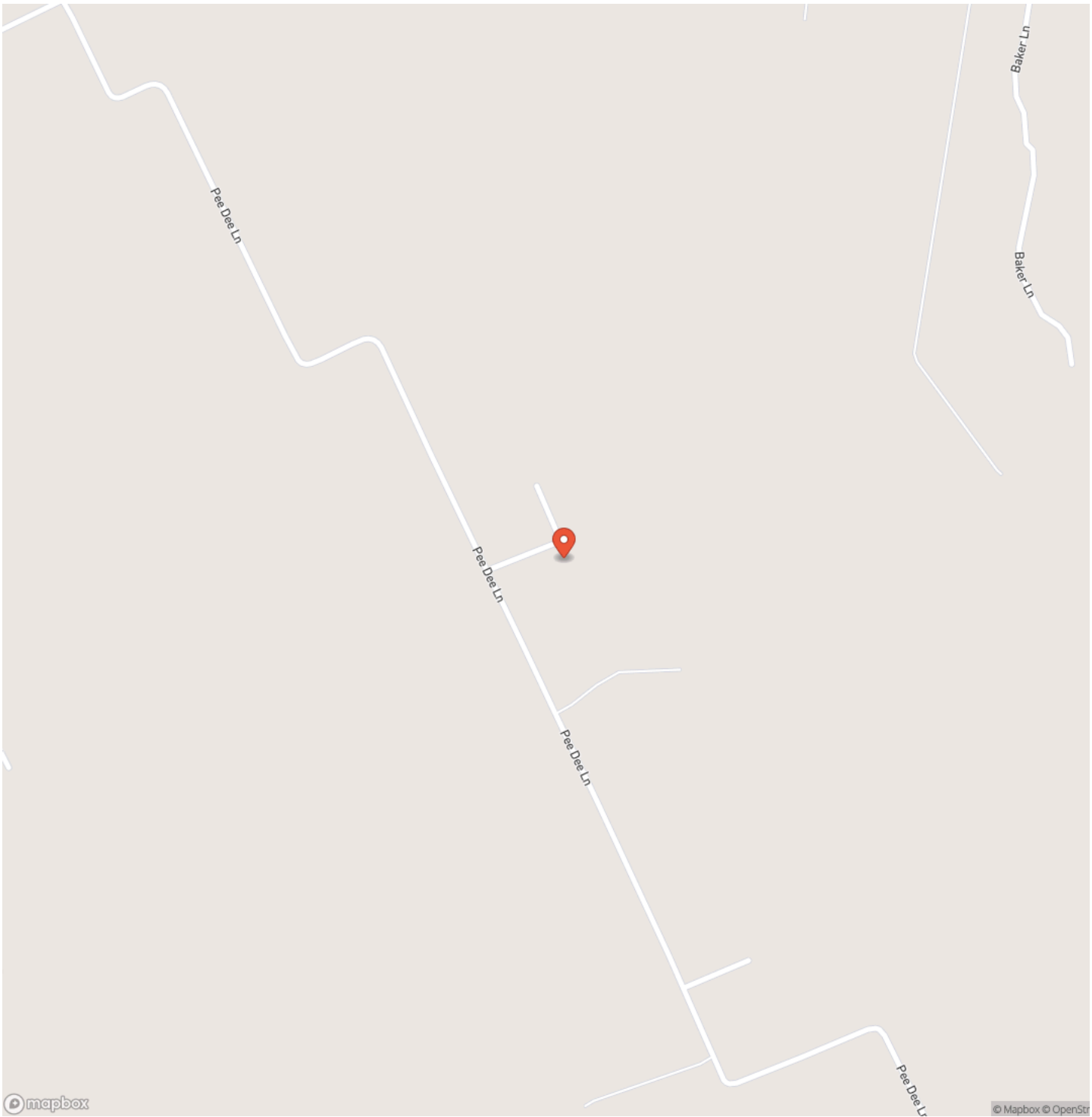
Come check out this 15.5 acre tract of land off of Pee Dee Lane. Conveniently located just 1 mile from Hwy 75 and 3.5 miles to I-45 access. This land has an open hay field along with a winding tree line towards the back of the property. Under ag exemption, used for hay production. Electricity available. Adjoining tract to the north is also for sale. Whether you are looking for a weekend retreat or a spot to build your forever home, this neat piece of land has something for everyone.

Mobile home will be removed from property. 15.5 acre parcel to the north is for sale as well totaling 31 acres. New survey is required.

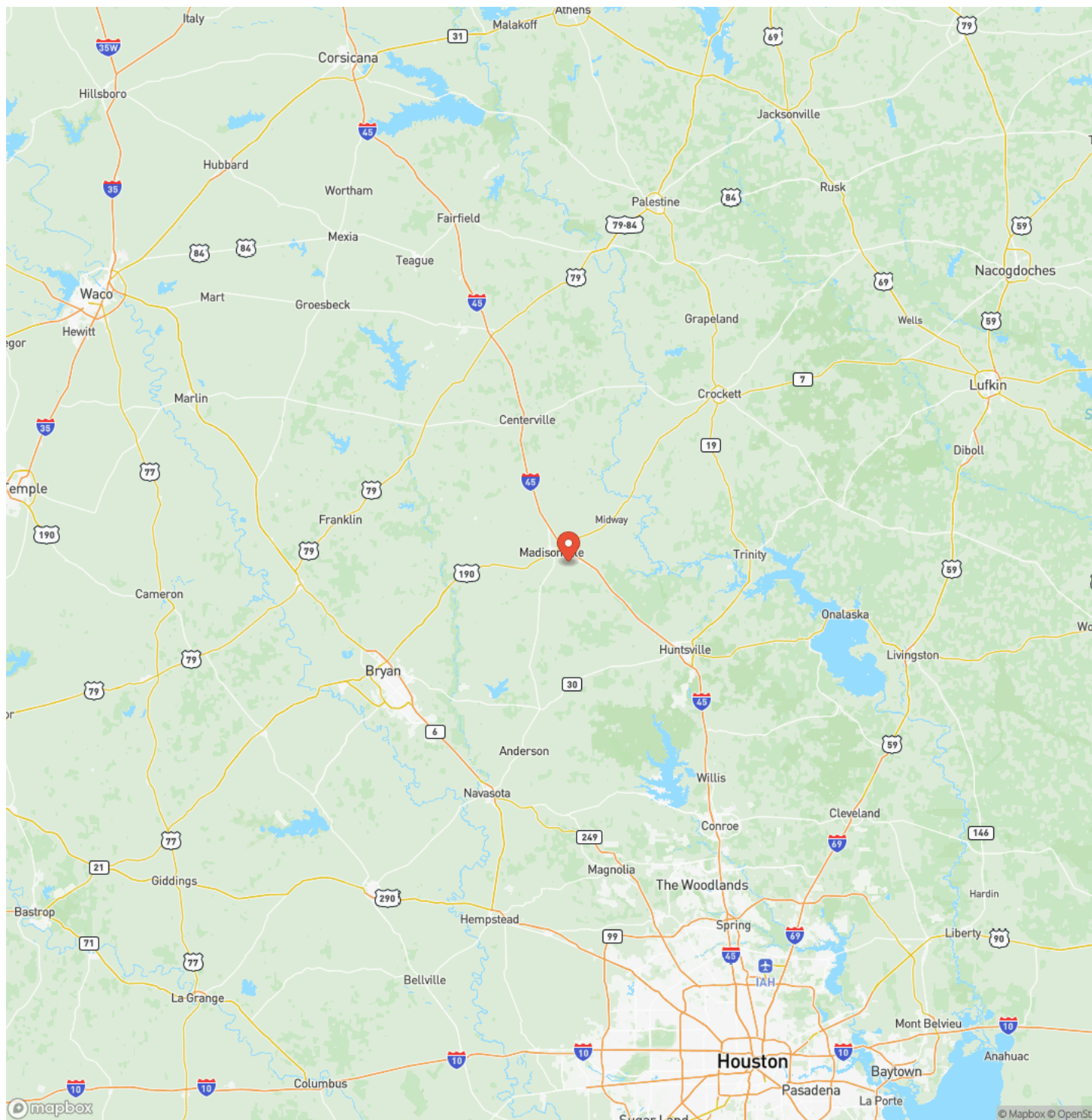
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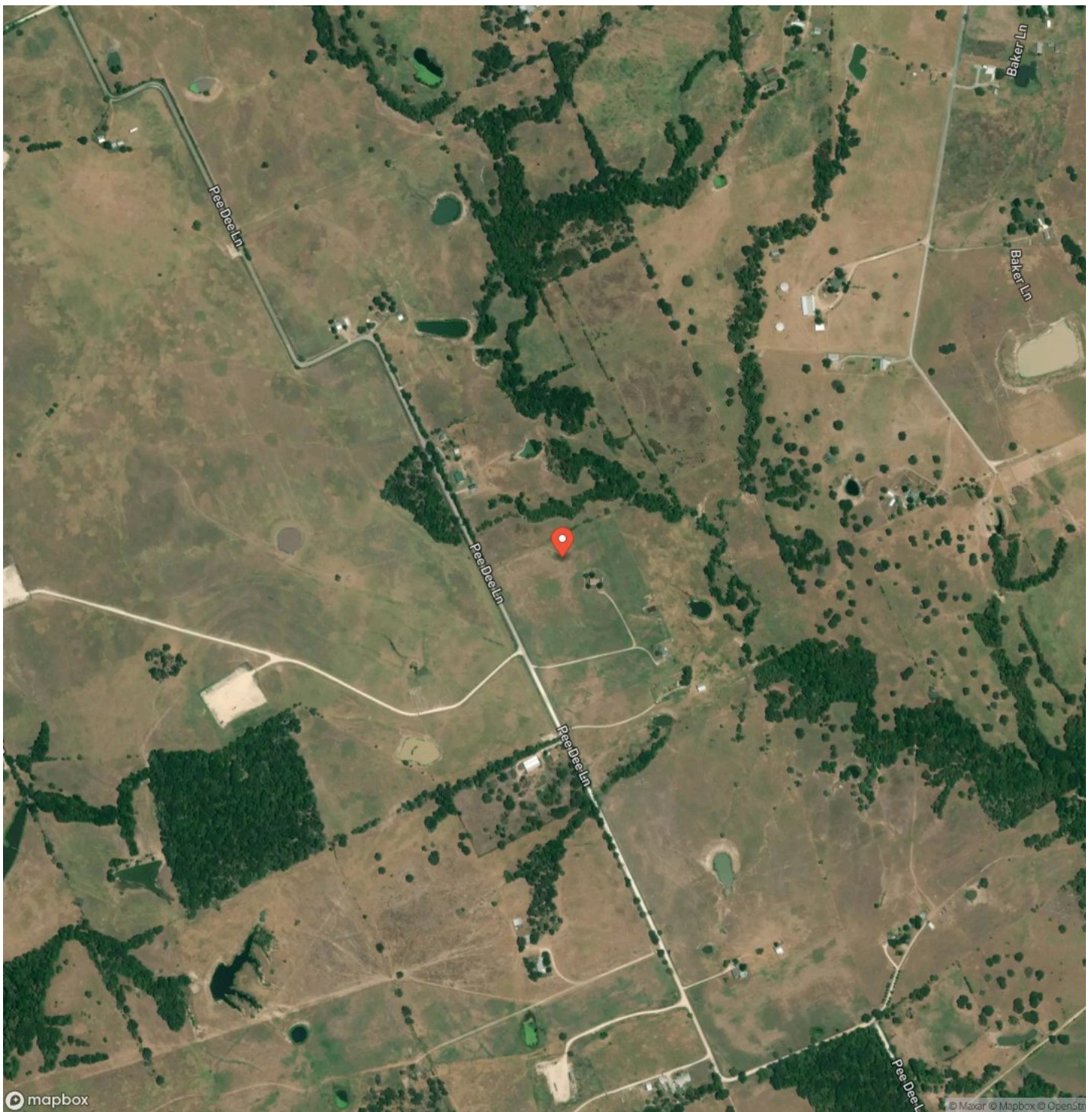
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Whitley Fisher

Mobile

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Email

Whitley@CapitolRanch.com

Address

City / State / Zip

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.

[illegible]

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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