

8 Acres | County Road 2600
County Road 2600
Mount Pleasant, TX 75455

\$80,940
8.520± Acres
Titus County



MORE INFO ONLINE:
www.homelandprop.com

8 Acres | County Road 2600
Mount Pleasant, TX / Titus County

SUMMARY

Address

County Road 2600

City, State Zip

Mount Pleasant, TX 75455

County

Titus County

Type

Undeveloped Land

Latitude / Longitude

33.108767 / -95.090733

Taxes (Annually)

19

Acreage

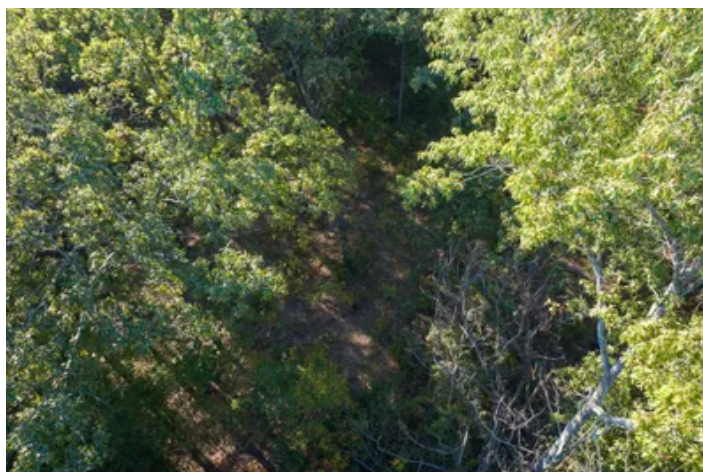
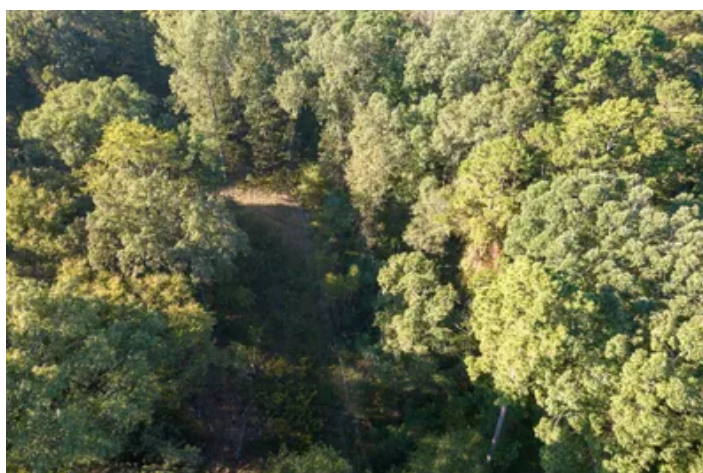
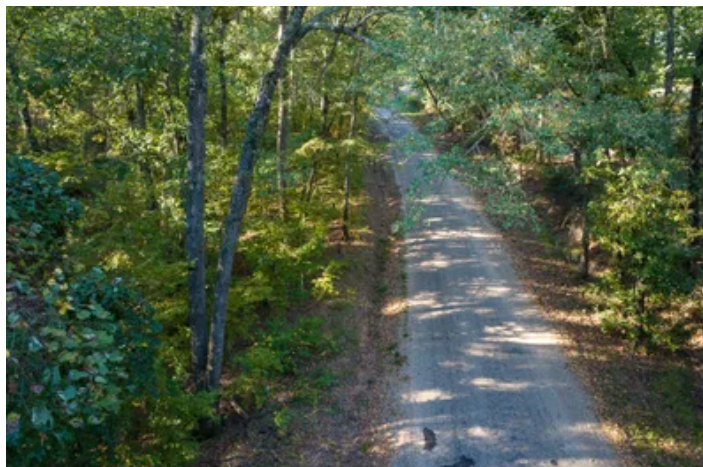
8.520

Price

\$80,940

Property Website

<https://homelandprop.com/property/8-acres-county-road-2600-titus-texas/92335/>



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PROPERTY DESCRIPTION

8.5+/- Wooded Acres - Near Lake Monticello

Private, natural acreage with large pines and mature hardwoods just minutes from Lake Monticello. The tract features gentle elevation changes that create character, shaded corridors and scenic vantage points. Diverse timber and understory offer quality wildlife habitat - expect deer, turkey and songbirds moving through the timber. Quiet setting with convenient access to lake recreation and nearby essentials.

Utilities: Electric available

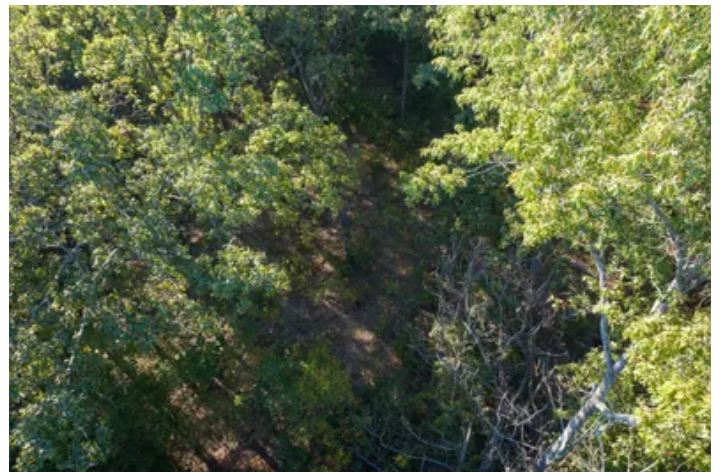
Utility Providers: Southwestern Electric Power Co.



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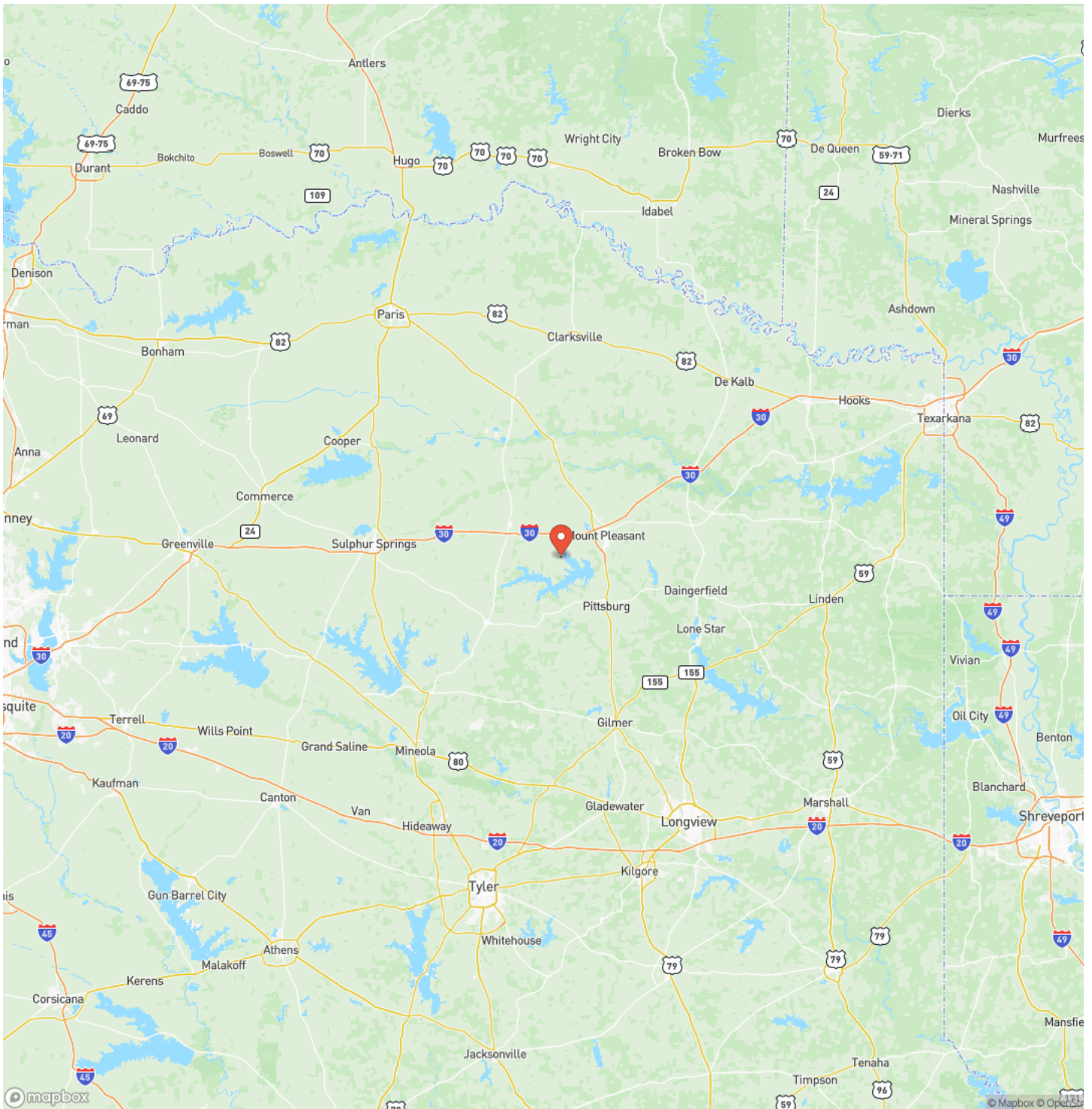


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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Cherry

Mobile

(936) 581-3809

Email

ccherry@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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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.



DISCLAIMERS

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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