

**Wooded 18 Acre Tract in Nacogdoches  
County**  
341 Co Rd 854  
Cushing, TX 75760

**\$108,000**  
18 +/- acres  
Nacogdoches County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



## Wooded 18 Acre Tract in Nacogdoches County Cushing, TX / Nacogdoches County

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### **SUMMARY**

**Address**

341 Co Rd 854

**City, State Zip**

Cushing, TX 75760

**County**

Nacogdoches County

**Type**

Residential Property, Timberland

**Latitude / Longitude**

31.7489 / -94.7899

**Acreage**

18

**Price**

\$108,000

**Property Website**

<https://moreoftexas.com/detail/wooded-18-acre-tract-in-nacogdoches-county-nacogdoches-texas/11504/>



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### **PROPERTY DESCRIPTION**

Located in NW Nacogdoches County this beautiful wooded 18 acre tract is conveniently located 12 minutes from Cushing Schools. Roughly 215 feet of paved road frontage to CR 854 and several large mature oaks offer an ideal location for a shaded rural home site. Elevation of the property runs from 450 ft ASL to 480 ft ASL. Electric and community water are available to the property. Restricted against mobile homes and for single family use only

From Hwy 259 North of Nacogdoches travel west on FM 698. FM 698 will turn into CR 835. Continue on approx 2 miles then turn right on CR 854. Total distance on FM 698/CR 835 from Hwy 259 is 8.5 miles. After turning right on CR 854, property is a short distance on the left.

From Cushing travel south on 6th st toward FM 225 S. Continue on FM 225 S for several miles then take a left onto CR 854. Continue to follow CR 854 for 7 miles and the property will be located on the right.

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## Locator Maps



## Aerial Maps



Wooded 18 Acre Tract in Nacogdoches County  
Cushing, TX / Nacogdoches County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Steven Arreguin

**Mobile**

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**Email**

sarreguin@mossyoakproperties.com

**Address**

800 S John Redditt Drive #1801

**City / State / Zip**

Lufkin, TX, 75902

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**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.



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## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

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