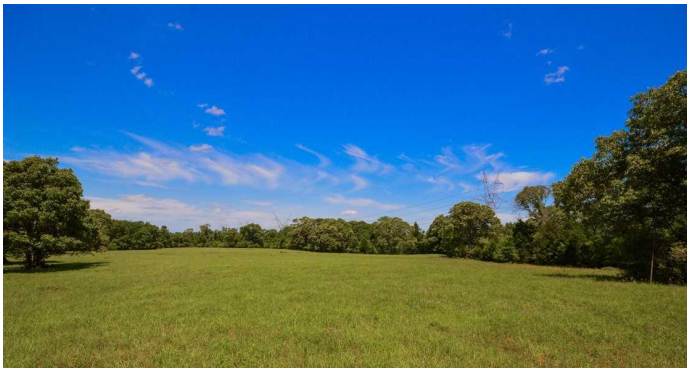


12.625 Acre Recreational & Farm Property
No.1
Jewett, TX

\$56,800.00
12.620 +/- acres
Leon County



12.625 Acre Recreational & Farm Property No.1 Jewett, TX / Leon County

SUMMARY

City, State Zip

Jewett, TX

County

Leon County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

31.3945 / -96.1430

Acreage

12.620

Price

\$56,800.00

Property Website

<https://moreoftexas.com/detail/12-625-acre-recreational-&-farm-property-no-1-leon-texas/8286/>



**MOSSY OAK PROPERTIES
OF TEXAS**

12.625 Acre Recreational & Farm Property No.1

Jewett, TX / Leon County

PROPERTY DESCRIPTION

Very pretty 12.625-acre Leon County parcel with a mix of oak timber and improved pastures. A mixed use residential, recreational, farmland property located just outside of Jewett, Texas. This is an ideal recreational property for camping, hiking, riding 4-wheelers or a week-end getaway place from the big city. Has a wet weather creek, providing water for wildlife. Nice open sendero on the eastern boundary. Property is accessed by an easement and is about 1.35 miles north of US 79. Price to sell quickly. Contact Stephen for a showing today!

About 2 acres of the property is pasture and the remaining 12 +/- acres is covered in Oak Timber. Nice size wet-weather courses thru the northeastern portion of the property. Good fencing on the eastern, northern and western boundaries. You would need to add fencing to completely enclose property. Property offers nice recreational opportunity for whitetail and other small game. Another 12.625 acre property is available to the south for a total of 25.25 acres.

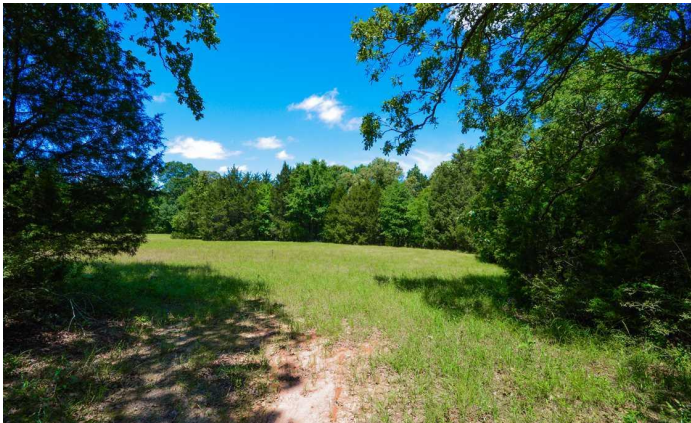
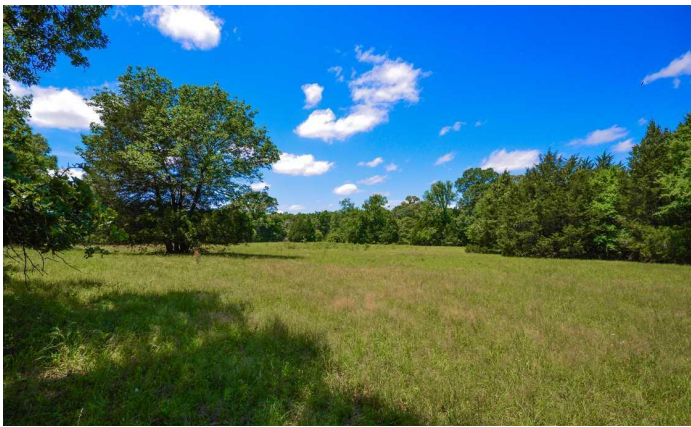
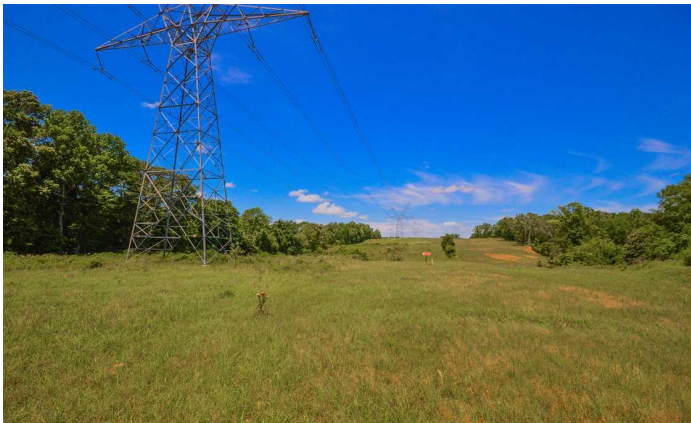
Directions: From the intersection of US 79 (N. Main St.) and CR 337 head north .75 miles and the property easement entrance is on your left. The dentist's office is to the left and the church entrance is to the right of the entrance.

No seller/owner finance.

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors Brokerage, LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given us. All property is subject to change, withdrawal, or prior sale. Buyers' agent must be identified on first contact with Broker and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors Brokerage, LLC. moreoftexas.com



12.625 Acre Recreational & Farm Property No.1
Jewett, TX / Leon County



MOSSY OAK PROPERTIES
OF TEXAS

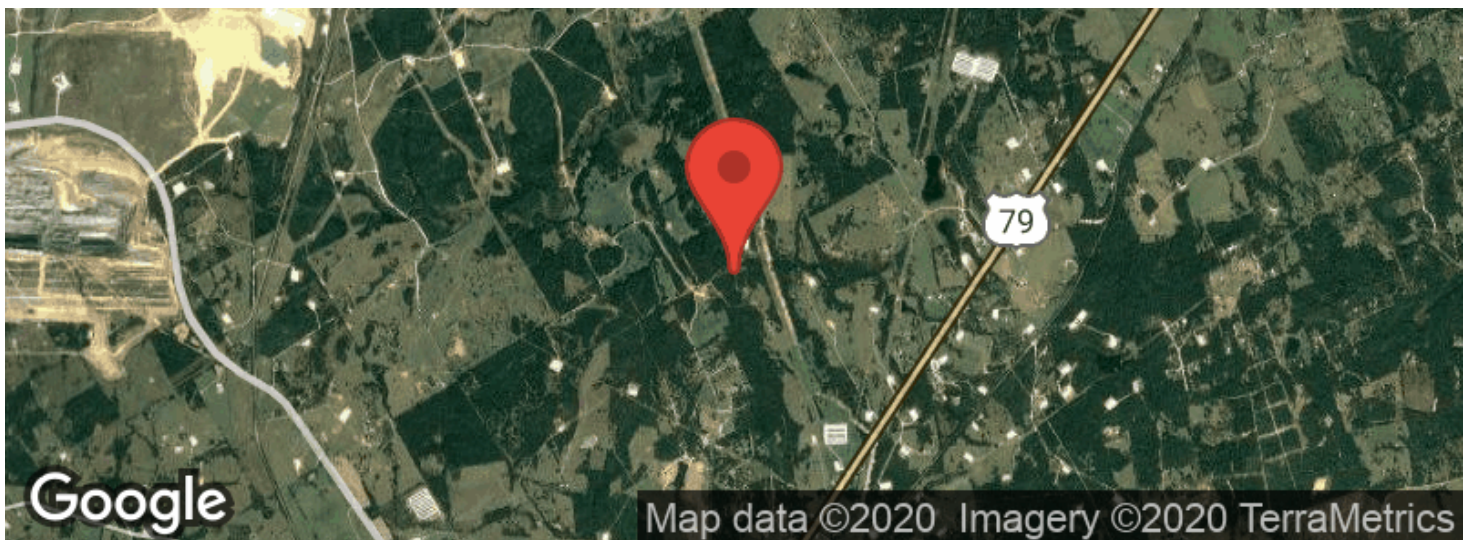
MORE INFO ONLINE:

MoreofTexas.com

Locator Maps



Aerial Maps



12.625 Acre Recreational & Farm Property No.1
Jewett, TX / Leon County

LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Schlein

Mobile

(936) 205-1831

Email

sschlein@mossyoakproperties.com

Address

800 S John Redditt Drive #1801

City / State / Zip

Lufkin, TX, 75902

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.



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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