

**Country Living in Beautiful Nacogdoches
County**
5575 FM 1638
Nacogdoches, TX 75964

\$684,000
69.010 +/- acres
Nacogdoches County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Country Living in Beautiful Nacogdoches County Nacogdoches, TX / Nacogdoches County

SUMMARY

Address

5575 FM 1638

City, State Zip

Nacogdoches, TX 75964

County

Nacogdoches County

Type

Residential Property

Latitude / Longitude

31.6562802 / -94.6954314

Taxes (Annually)

2690

Dwelling Square Feet

2766

Bedrooms / Bathrooms

3 / 2.5

Acreage

69.010

Price

\$684,000

Property Website

<https://moreoftexas.com/detail/country-living-in-beautiful-nacogdoches-county-nacogdoches-texas/20227/>



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PROPERTY DESCRIPTION

Refined country living can be yours on this lovely 69.01 +/- acre property with a 2766 sq. ft. custom home built in 2008. Featuring an open concept floor plan with high ceilings, crown molding, recessed lighting and walls, plantation shutters, upgraded light fixtures, ceiling fans, hardwood and tile floors. The beautiful kitchen boasts an island, granite countertops, custom cabinets, an eat-in, breakfast nook brightened with bay windows, and additional seating at the bar. Spacious floor plan includes the Great Room with a wood-burning fireplace, a formal dining room with French chandelier, a study/office/den, master bedroom with tiered ceiling, large master bathroom with separate shower and jacuzzi, box windows, huge walk-in closet, additional 2 bedrooms with 1.5 bathrooms, and utility room with many cabinets. Many extras were built into this home's unique design and construction. The acreage includes a creek, ample space to stall a horse, raise farm animals, train dogs, and plant that garden you always wanted. Right off Old Tyler Rd., you are minutes from the Nacogdoches city center with easy access to shopping, dining, entertainment, and medical facilities. This property features a storage building (with window ac unit) in the fenced backyard, numerous fruit and nut trees, and a sprinkler system. No worries when the power goes out as you have a Generac whole house generator.

- Land: 69.01 acres of sloping terrain. Combination of improved pastures, native hardwoods and young pine. A stocked catfish pond, a spring fed creek, and two additional springs on the property. Plus two additional wet weather creeks.

- Improvements: Cattle guards and serviceable barb-wire perimeter fencing currently holding cattle. An old hay barn and an old dairy barn - current condition is end of life.

- No minerals convey

- Nacogdoches ISD

Directions: From the intersection of Old Tyler Road (FM 1638) and Stallings Road (Hwy 69) in Nacogdoches. Travel Northwest 1.18 miles and the property entrance will be on the left. Little over 2 miles to the Expo Center. Less than 3 miles to Lowe's Home Improvement and the Nacogdoches Medical Center Hospital.

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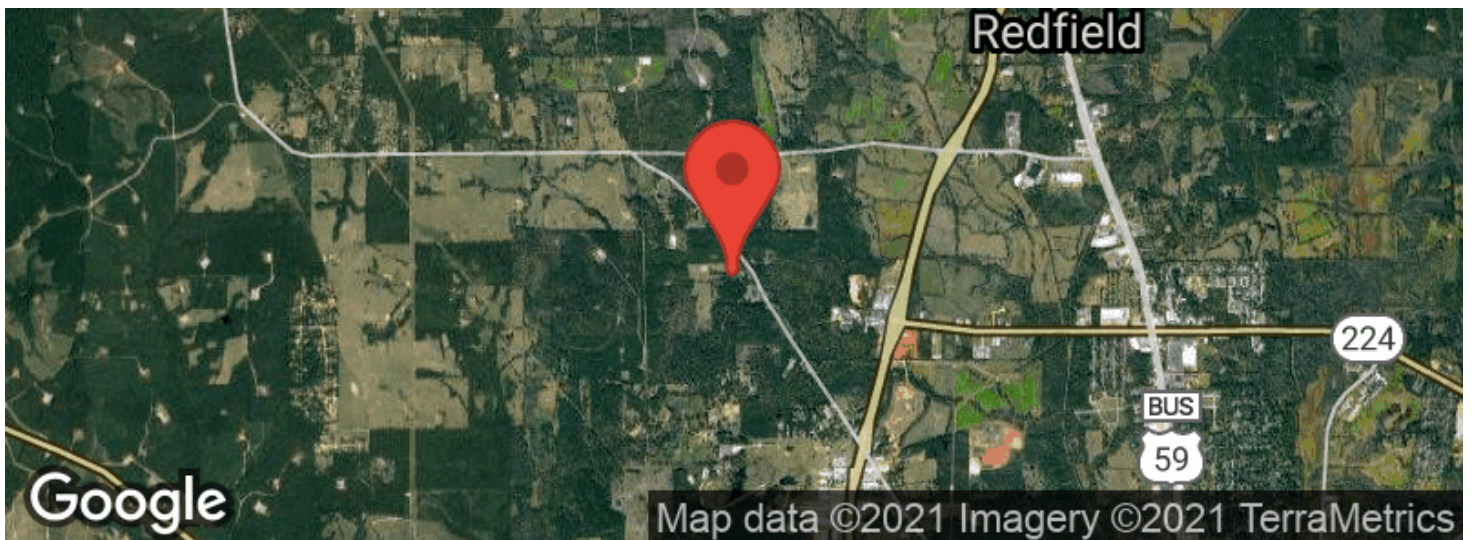
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

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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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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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