

**55 Acres with Cypress Creek frontage in
Hardin County, Texas
Kountze, TX 77625**

\$55,000
55 +/- acres
Hardin County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

55 Acres with Cypress Creek frontage in Hardin County, Texas Kountze, TX / Hardin County

SUMMARY

City, State Zip

Kountze, TX 77625

County

Hardin County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

30.3716 / -94.2821

Acreage

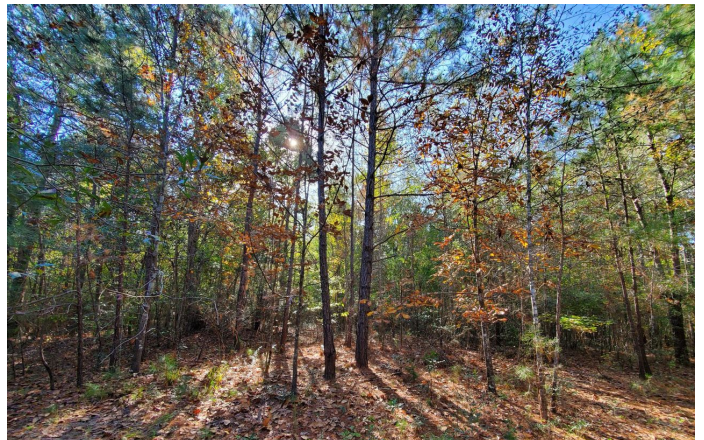
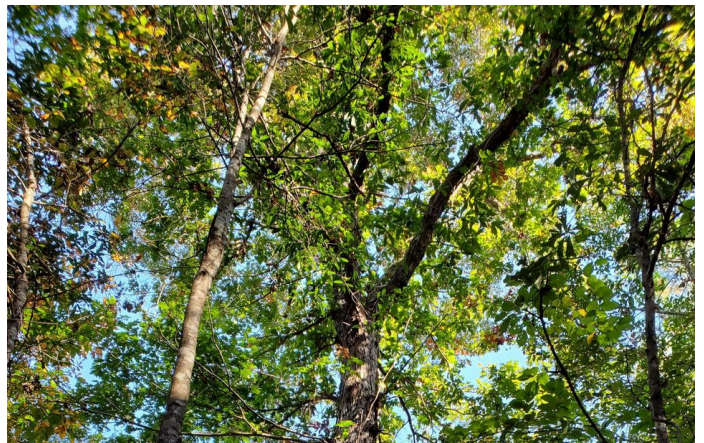
55

Price

\$55,000

Property Website

<https://moreoftexas.com/detail/55-acres-with-cypress-creek-frontage-in-hardin-county-texas-hardin-texas/19172/>



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PROPERTY DESCRIPTION

55 Acres with Cypress Creek frontage in Hardin County, Texas

Don't miss out on this beautiful piece of recreational property! Offered at a very affordable price this property has over 4000 ft. of frontage to Cypress Creek in Hardin County, Texas. Located 1.5 hours from Houston this would make for a very affordable hunting property offering fishing, whitetail, feral hogs, and small game. Natural growth pine and hardwood timber throughout the property. Property elevation ranges from 30 ft. ASL to 65 ft. ASL with more than half in the FEMA Floodplain. This property has no road frontage and no deeded easement. The adjoining landowner is offering an access lease that is renewable annually to access the property and is unwilling to grant a permanent lease. Due to the easement issue, this property will most likely not be financed by a lender so owner financing options are available. A 2005 survey will be provided for the buyer. Shown by appointment only. No unattended showings.

Call Steven Arreguin to see this property today! 936-552-1816

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.

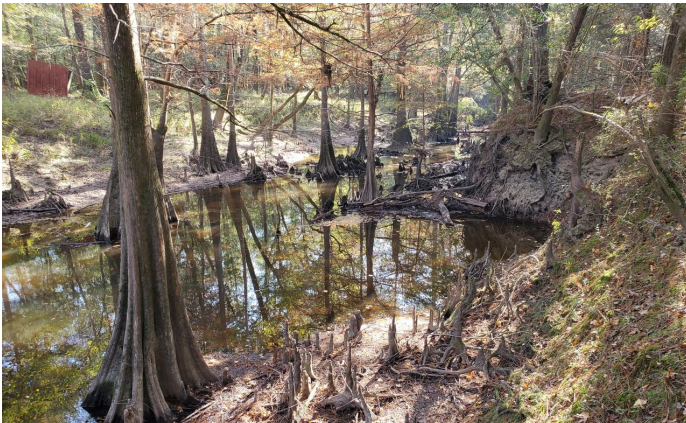


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Locator Maps



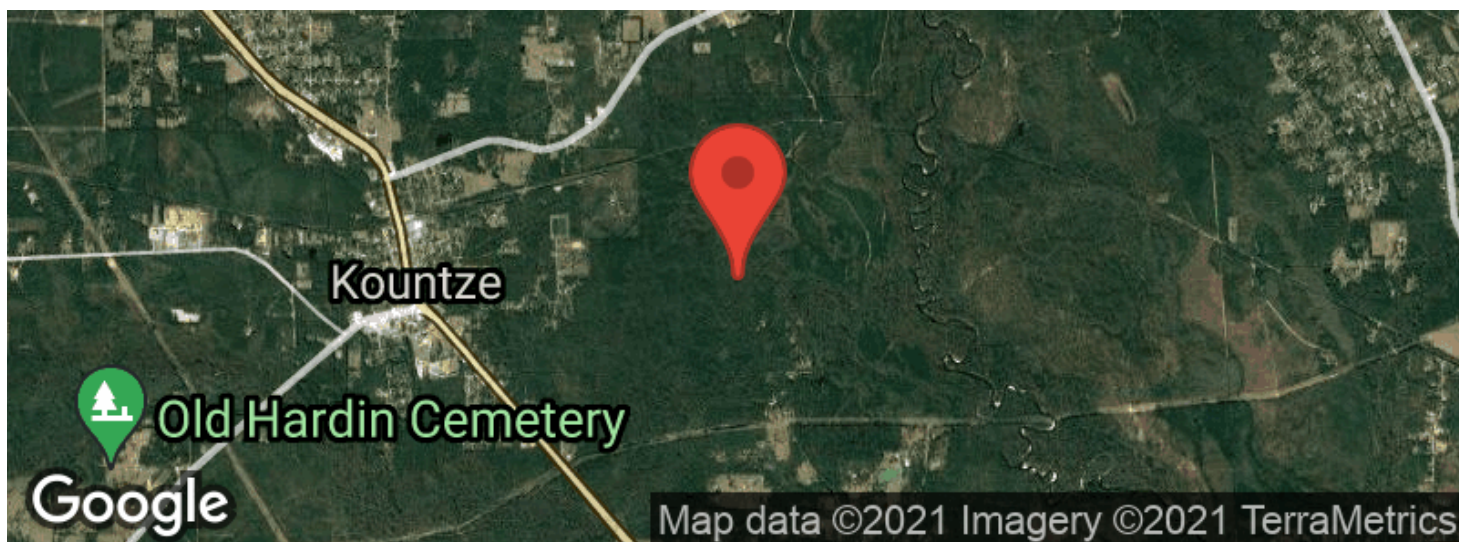
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Aerial Maps



55 Acres with Cypress Creek frontage in Hardin County, Texas
Kountze, TX / Hardin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steven Arreguin

Mobile

(936) 552-1816

Email

sarreguin@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 extend 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

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