

Residential & Recreational Hunting Land
Geneva, TX

\$147,600
41 +/- acres
Sabine County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Residential & Recreational Hunting Land Geneva, TX / Sabine County

SUMMARY

City, State Zip

Geneva, TX

County

Sabine County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

31.4896 / -93.8899

Acreage

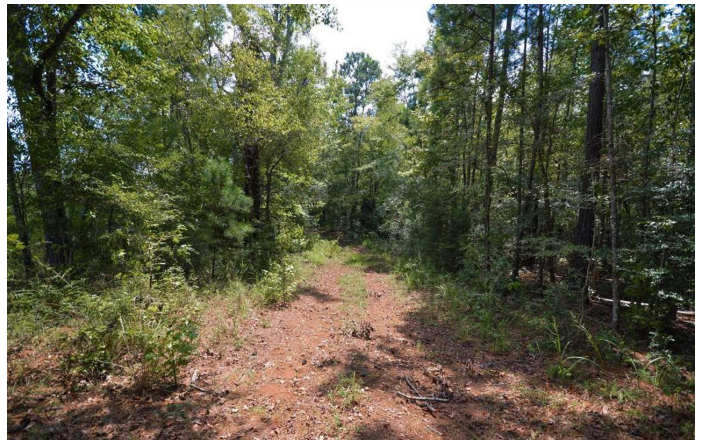
41

Price

\$147,600

Property Website

<https://moreoftexas.com/detail/residential-&-recreational-hunting-land-sabine-texas/10542/>



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PROPERTY DESCRIPTION

A nice recreational or residential property. Mostly three year old clear cut ready to be converted into pasture, but some timber does remain around the stream-side management zones. Located outside of Geneva, TX on W. Carters Ferry Road the property has a remote feel. Good road access and somewhere near 600 feet of frontage along the county road.

- Electricity is available to the property. Power line easement runs along the county road.
- Two wet weather creeks runs east and west across the property. One in the middle of the property and the other along the southern property boundary.
- Nice building spots on the property
- Could be a very nice hunting property or converted into grazing for livestock
- NO MINERALS CONVEY
- NO OWNER FINANCE
- Additional 33+/- acres of property available on the north-side of the road.

Directions to the property: From Geneva, TX travel north on FM 330. W Carters Ferry Road will fork to the right. Continue traveling about 1.75 miles and the property will be on you right (on the south side of the road. Look for Mossy Oak For Sale Signs.

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 to 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.

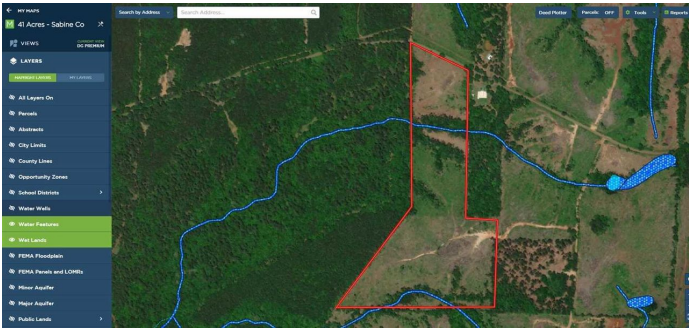


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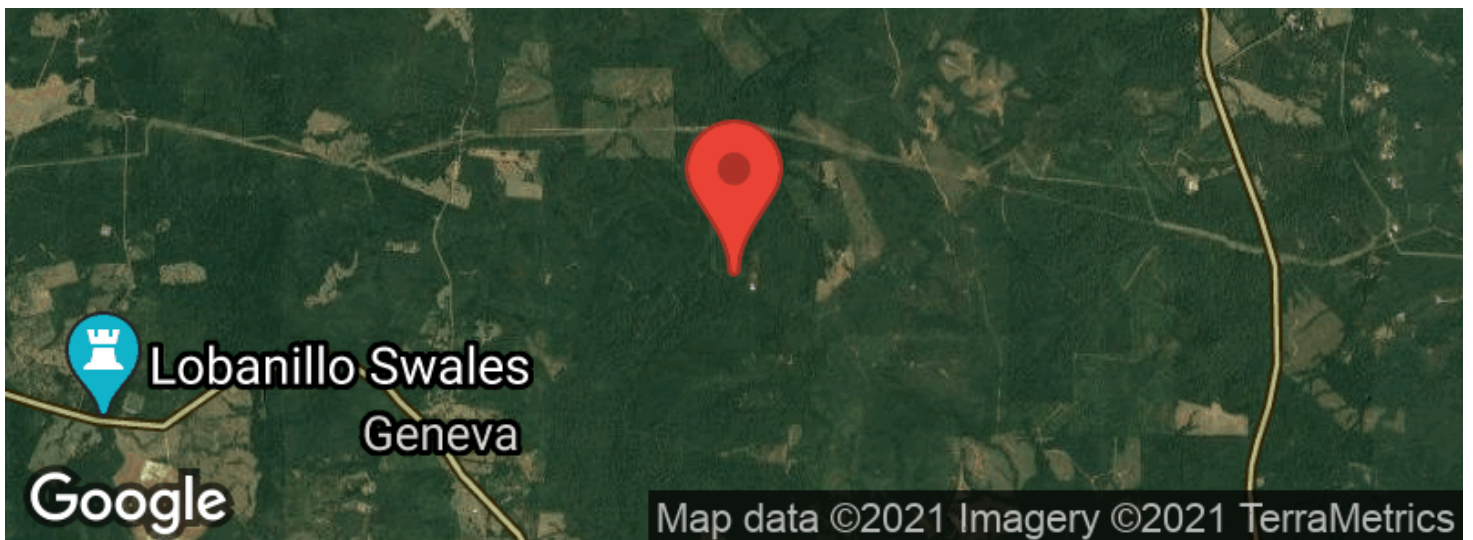
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Locator Maps



Aerial Maps



Residential & Recreational Hunting Land
Geneva, TX / Sabine County

LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Schlein

Mobile

(936) 205-1831

Email

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Address

800 S John Redditt Drive #1801

City / State / Zip

Lufkin, TX, 75902

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

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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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Mossy Oak Properties of Texas

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