

**Sabine County Recreational Deer &  
Timber Property**  
Geneva, TX

**\$120,600**  
33.500 +/- acres  
Sabine County



**MOSSY OAK PROPERTIES  
OF TEXAS**

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## Sabine County Recreational Deer & Timber Property Geneva, TX / Sabine County

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### **SUMMARY**

**City, State Zip**

Geneva, TX

**County**

Sabine County

**Type**

Recreational Land, Residential Property,  
Timberland

**Latitude / Longitude**

31.4906 / -93.8904

**Acreage**

33.500

**Price**

\$120,600

**Property Website**

<https://moreoftexas.com/detail/sabine-county-recreational-deer-&-timber-property-sabine-texas/10541/>



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## **Sabine County Recreational Deer & Timber Property**

### **Geneva, TX / Sabine County**

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### **PROPERTY DESCRIPTION**

A nice recreational or residential property offering a combination of 50% timber and 50% three year old clear cut. Located outside of Geneva, TX on W. Carters Ferry Road the property has a remote feel. Good road access along the western property boundary 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.
- Nice wet weather creek runs almost the full length of the property from south to north.
- Several nice building spots for a home offering a commanding view of the property.
- Could be a very nice hunting property.
- NO MINERALS CONVEY
- NO OWNER FINANCE
- An additional 40+/- acres available on the south-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 left (on the north side of the road. Look for Mossy Oak For Sale Signs.

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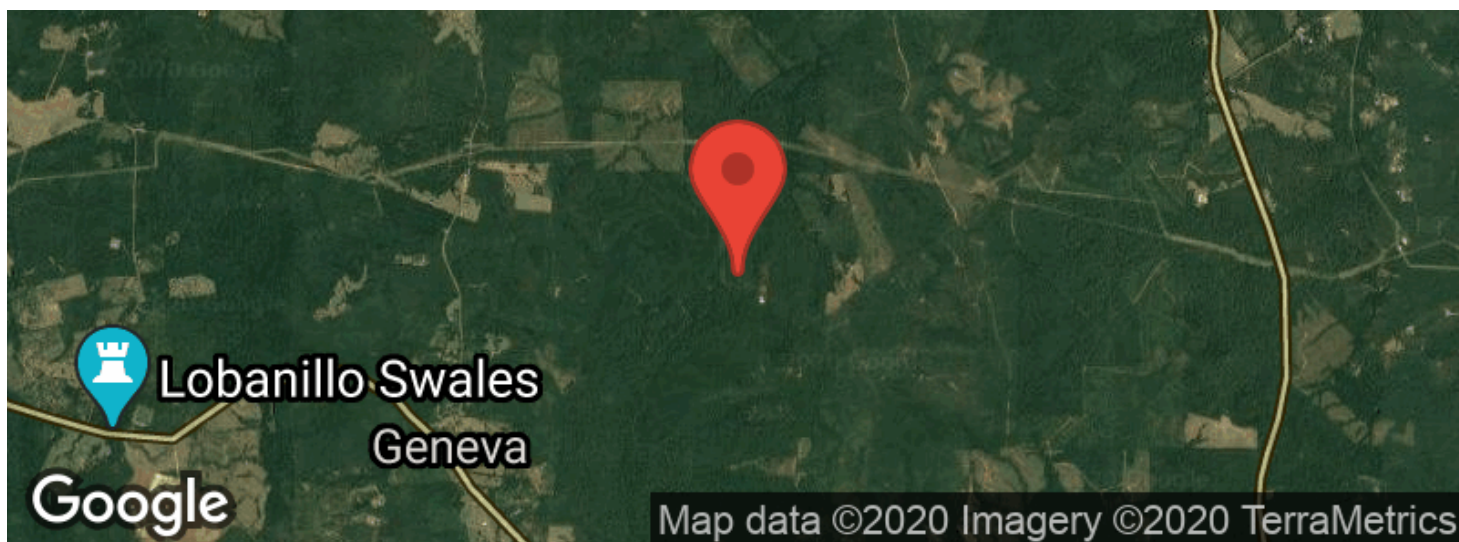




## Locator Maps



## Aerial Maps



Sabine County Recreational Deer & Timber Property  
Geneva, TX / Sabine County

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**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

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**NOTES**

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## **DISCLAIMERS**

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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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