

**110 acre Hunting and Recreational
Property**
County Road 1804
Maydelle, TX 75772

\$357,500
110 +/- acres
Cherokee County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

110 acre Hunting and Recreational Property Maydelle, TX / Cherokee County

SUMMARY

Address

County Road 1804

City, State Zip

Maydelle, TX 75772

County

Cherokee County

Type

Recreational Land, Timberland

Latitude / Longitude

31.7919 / -95.3377

Acreage

110

Price

\$357,500

Property Website

<https://moreoftexas.com/detail/110-acre-hunting-and-recreational-property-cherokee-texas/11984/>



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PROPERTY DESCRIPTION

GENERAL DESCRIPTION: This is a great recreational property that consistently produces trophy whitetail bucks year after year. Numerous deer in the 150 BC and larger live around and on this property. Tailles Creek flows north to south, located in the bottom land area on the west side. Rolling terrain has several elevation changes and high points that will make several great home-sites. Multiple ranch roads and ATV trails will provide many hours of entertainment and adventure. There are several sites for building a large pond or small lake. This is a great place for a weekend get-a-way from the city and/or builds your perfect retirement home.

LOCATION: on US Highway 84 between Palestine and Rusk, Texas; 1.5 miles west of Maydelle, TX.

CLIMATE: Typical East Texas climate with an average annual rainfall of 46"

UTILITIES: Electricity is available from neighboring property from CCECA. Water is available from Maydelle water Co-Op or you can drill a well

Wildlife: Whitetail Deer, Hogs, small game and predators.

MINERALS: NA

VEGETATION: Mixed pine and hardwood Timber. Many mature Oak trees throughout property

TERRAIN: Rolling hills with over 80of elevation changes through property

TAXES: Timber exemption

IMPROVEMENTS: Vacant land/no improvements

CURRENT USE: Timberland; hunting/recreation

POTENTIAL USE: Timberland; hunting/recreation; Residential

NEIGHBORS: Mostly timber tracts and mixed agricultural tracts. Neighbors east side of property

FENCING: NA

ACCESS: Paved US Highway

EASEMENTS: None shown on mapping system

LEASES: NONE

SHOWINGS: Notice to Buyers representatives: When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Listing Broker. This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice.

mixed use recreational, timberland, 110 acre property, Maydelle, TX 75772, Cherokee County, hog, whitetail, deer, small game, rabbit, squirrel, ATV trails, hiking trails, bird watching, Hunting, creek, water rights, Surface rights, road frontag



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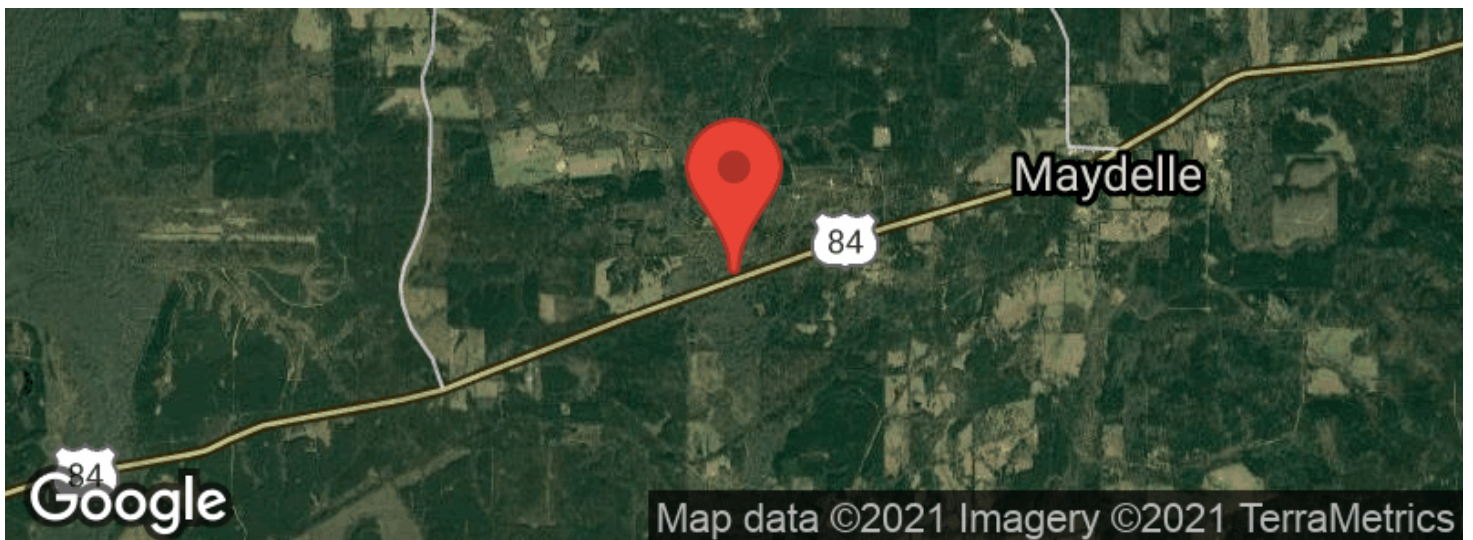
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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