



**For Sale** on Market

# \$14,900

Call 7133771022 Today!

## 262 E WALNUT TRL, MURCHISON, TX 75778

262 E. Walnut Trail 7928 sq. feet .182 acres This lot is Located at Callender Lake which is 25 min. SE of Canton and 30 min west of Tyler in a gated community. Lot is 77 feet wide at the front, and 98 feet at the back and around 90 feet on each side. Property backs up to a wide drainage area between two homes creating an expansive partial water view and has beautiful tall pine trees. The right side is completely cleared and leveled and ready for a new home. The area with the trees on the left is freshly cleared of vines so you can walk through and make your plans. Lot has a power pole and water meter box plumbed but no meter. Original seller said it has septic and there is an old trailer tie down in the ground but we have not located the septic. Property is being sold as if there is no septic. Hickory hills allows mobile homes and RV's but they must be less than 10 years old when brought into the community. Mobile homes and site built homes must be 600 sq. feet or larger. A septic tank is required if you bring in a home or build one. Located on the 365 acre spring fed Callender Lake makes this a fun place to be. The lake has great fishing, swimming, and boating. There is a boat ramp, fishing pier, community pool, children's park, pavilion with picnic tables, and restroom and shower facility located next to the pool. Come see this great lot today and start living the LAKE LIFE.

### GENERAL DESCRIPTION

- Subdivision:** Hickory Hills II
- Property Type:** Land / Unimproved Land
- Lotsize:** 7,928 / PUBREC
- Maintenance Fee:** \$113 / Quarterly
- MLS# / Area:** NTREIS-21208349



**Presented By**  
**Chad Sayles**  
 Walzel Properties - Spring      7133771022

**Listing Broker**  
**Tankersley Real Estate**