

Under Contract - Pending Continue to Show on Market

# \$125,000

Call 8327315934 Today!

## GENERAL DESCRIPTION

**Subdivision:** Joseph Watkins Abst

**Property Type:** Lots

**Lotsize:** 969,646 / Appraisal District

**Key Map:** 1

**MLS# / Area:** 5556063 / 84

## LOTS

This expansive 22.26-acre tract offers an exceptional opportunity for those seeking a hunter's retreat or a future homestead. Nestled in the forestry region of East Texas, this property boasts a lush timber landscape ideal for a variety of outdoor pursuits. Situated with direct road frontage on County Road 1244 in Linden, Texas, the land is conveniently located approximately twenty-five minutes from Marshall, Texas. This accessible location ensures both privacy and ease of access. The property is unrestricted, allowing for flexible use. It is densely wooded, making it particularly attractive for hunting, camping, or establishing a private residence. The abundance of mature trees enhances its appeal for those who appreciate natural surroundings. Utilities, including water and electricity, were once available on the property, providing a foundation for future connections. For individuals searching for an off-the-grid experience, this land presents a unique and pleasant surprise.



Get in touch  
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Visit <https://www.har.com/5556063> for more information