

For Sale on Market

# \$115,000

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Subdivision:** NA

**Property Type:** Lots

**Lotsize:** 437,774 / Appraisal District

**Market Area:** Groveton Area

**MLS# / Area:** 6612022 / 42

## LOTS

This 10-acre retreat offers the perfect blend of privacy, seclusion, and convenience. Quiet country living just minutes from town and everyday amenities. Buyers dreaming of building a home or weekend cabin, this property delivers. With approximately 400 feet of road frontage and an impressive depth, you'll have endless options to build your home or cabin up front and hunt right off the back porch. A wet-weather creek runs along the rear of the property, naturally attracting abundant wildlife including large whitetail bucks, does, bobcats, and other native species. The seller is even leaving behind multiple blinds in great condition, feeders, and a tree stand, so you can be ready for the coming season from day one. The land features a cleared parking and camp area, clearly marked boundaries, and is ready for fencing if desired. Best of all, it's unrestricted, giving you full freedom to create exactly what you envision—hunting haven, homestead, cabin getaway, or all of the above.



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Visit <https://www.har.com/6612022> for more information