

For Sale on Market

**\$429,900**

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## GENERAL DESCRIPTION

**Subdivision:** x

**Property Type:** Lots

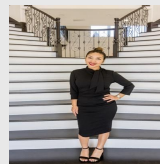
**Lotsize:** 2,590,950 / Appraisal District

**Key Map:** 1

**MLS# / Area:** 81339801 / 84

## LOTS

Spanning approximately 59.48 acres, the property features county-maintained asphalt road access with proximity to state highways, making it both accessible and conveniently located about 10 minutes from Gilmer a & roughly 20 minutes from Longview, TX. The land benefits from a timber exemption, partial fencing along most of the perimeter, a small shed, deer stands, and established trails throughout, with topography that includes mature timber likely ready for thinning rather than clear cutting. Utilities are in place nearby, with electric service already on site via meter & easement, county water available at the road, and a gas pipeline running along the northern boundary, while septic would be required as typical for the area, there is no HOA nor restrictive covenants, though the property includes a partial survey, existing easements (including pipeline, electrical, a12-foot access easement to a neighbor), and the seller will retain 50% of mineral rights.



Presented By  
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**Listing Broker**  
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Visit <https://www.har.com/81339801> for more information