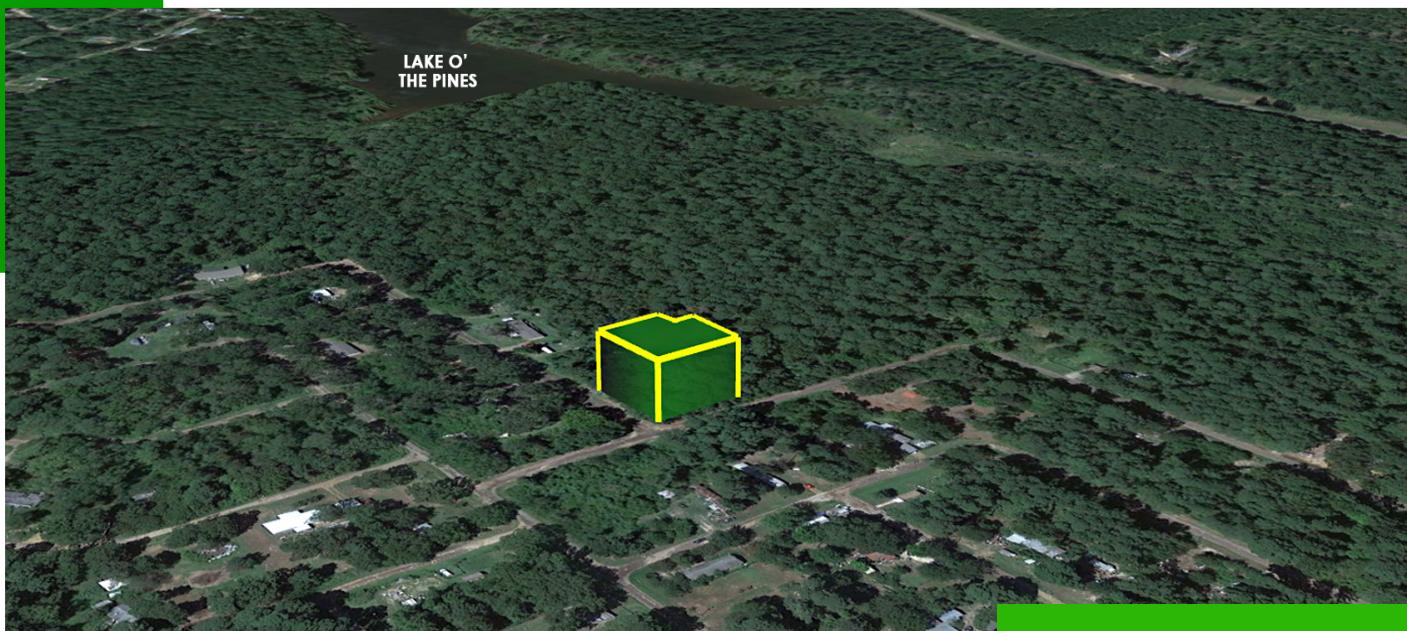


# "0.38-ACRE LOT LOCATED IN JEFFERSON, TEXAS"



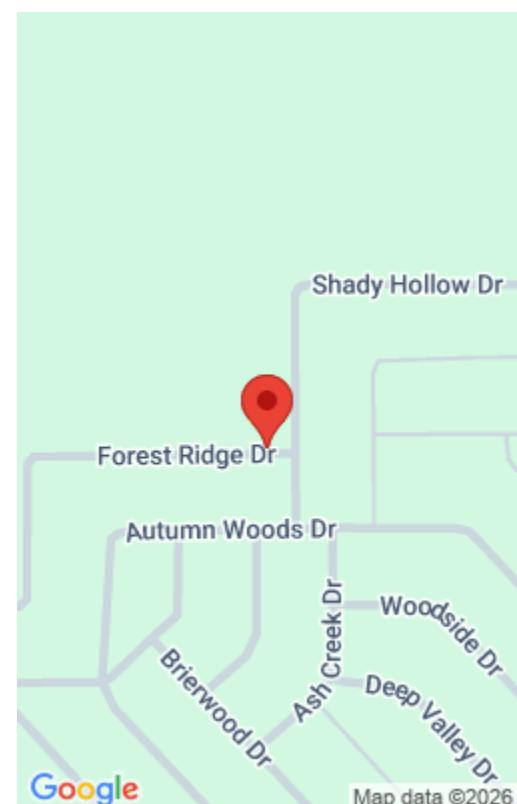
**\$6,000**

## **15234 - 0.38 ACRES - FORESTRIDGE RD, JEFFERSON, TX 75657**

<https://agtpropertiesusa.com>

This large 0.38-acre lot in the Pine Harbor Subdivision offers a perfect mix of comfort, recreation, and flexibility. RV living is welcome, along with mobile and manufactured homes, giving you the freedom to create the lifestyle you want. The neighborhood is packed with amenities, including private boat docks for fishing or lake adventures, a playground...

- Texas
- Cash Discount Price, Wholesale
- Available



## Basics

**Parcel ID:** 15234

**Approx Dimensions:** 128' x 95' x 158' x 127'

**State:** Texas

**Type:** Texas

**Size:** 0.38

**County:** Marion

**Category:** Cash Discount Price, Wholesale

**Status:** Available

## Property Details

**Cash Price:** 6000

**Term Option 2:** \$250 down, \$250 for 26 months, for a total price of \$6,750

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 32.7801, -94.5014

**Southwest Corner:** 32.7799, -94.5014

**Legal Description:** Pine Harbor Sec G Lots 55 & 56

**Terrain:** Level

**Power:** Provided by Southwestern Electric Power Company (888) 216-3523 or Upshur Rural Electric Cooperative (903) 843-2536

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$60.00

**County Contact Information:** For more information, call Marion County Clerk Office (903) 665-3971

**Term Option 1:** \$200 down, \$200 for 33 months, for a total price of \$6,800

**Term Option 3:** \$350 down, \$350 for 17 months, for a total price of \$6,300

**GPS Coordinates (center) at the road:** 32.7798,-94.5012

**Northeast Corner:** 32.7802, -94.5010

**Southeast Corner:** 32.7798, -94.5010

**Elevation:** 260'

**Access:** Paved Road

**Water:** Well is Required

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Allowed

**POA:** Pine Harbor POA

**Taxes Per Year:** \$47.50

**Conveyance:** Warranty Deed

