

# "0.17-ACRES LOT LOCATED IN LIVINGSTON, TEXAS"



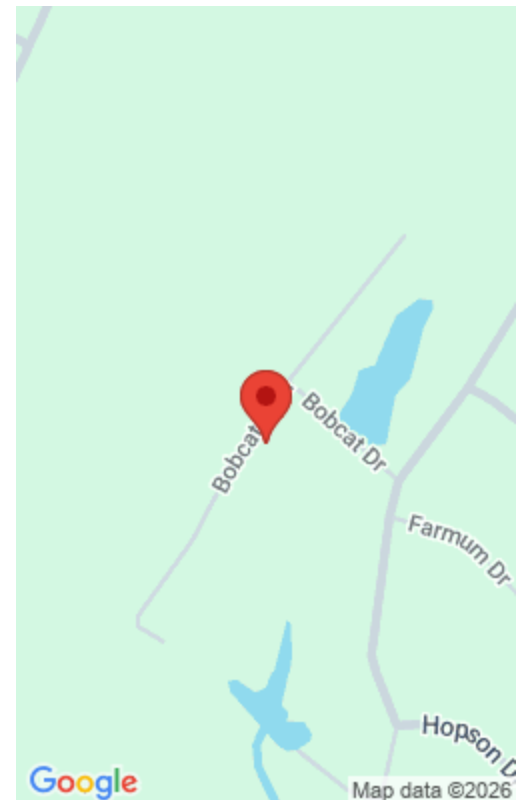
**\$5,897**

## **34256 - 0.17 ACRES - BOBCAT TRAIL, LIVINGSTON, TX 77351**

<https://agtpropertiesusa.com>

Owner Financing Available - 0.17 Acre Lot in Indian Springs Subdivision! This property is perfect for those who want flexibility, as RV living, mobile homes, and manufactured homes are all welcome here. With low annual POA fees and minimal taxes, this lot offers affordable living in a peaceful community setting. Located in Polk County, Texas,...

- Texas
- Cash Discount Price
- Available



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## Basics

**Parcel ID:** 34256

**Approx Dimensions:** 50' x 150' x 50' x 150'

**State:** Texas

**Type:** Texas

**Size:** 0.17

**County:** Polk

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 5897

**Term Option 2:** \$250 down, \$250 for 25 months, for a total price of \$6,500

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

**Northwest Corner:** 30.6921, -94.7593

**Southwest Corner:** 30.692, -94.7594

**Legal Description:** Indian Springs Lake Estates Section 4 Lot 67

**Terrain:** Level

**Power:** Provided by Sam Houston Electric Cooperative (936) 327-5711

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$40.00

**County Contact Information:** For more information, call Polk County Permit Department at: (936) 327-6820

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

**Term Option 3:** \$300 down, \$300 for 20 months, for a total price of \$6,300

**GPS Coordinates (center) at the road:** 30.692, -94.7593

**Northeast Corner:** 30.6919, -94.7589

**Southeast Corner:** 30.6918, -94.7590

**Elevation:** 330'

**Access:** Dirt Road

**Water:** Well water or City water provided by Lake Livingston Water Supply Corp. 936-327-3107

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Allowed

**POA:** Indian Springs Lake Estates

**Taxes Per Year:** \$34.50

**Conveyance:** Warranty Deed

