



**\$ 10,000.00**

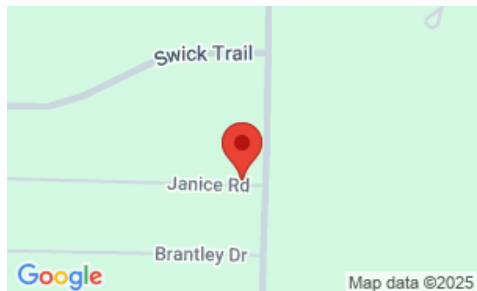
**41787 - 130131 - 0.32 ACRES  
- ROYCE LN CNR JANICE RD,  
LIVINGSTON, TX 77351**

<https://agtpropertiesusa.com>

Located on Royce Ln Cnr Janice Rd, Livingston, Texas, you can own this 0.32-acre lot for as little as \$200 down! This beautiful property is minutes from Lake Livingston, where you can enjoy boating and fishing. The property is 20 miles to downtown Livingston and 28 miles to Cleveland. If...

Royce Ln Cnr Janice Rd, Livingston,  
TX 77351

- Texas
- Cash Discount Price
- Sold



**CALL US NOW**

Phone: 813-285-5146

Email: [sales@agtpropertiesusa.com](mailto:sales@agtpropertiesusa.com)

Address: 5804 Boyette Rd. Unit 7794 Wesley Chapel FL, 33545

BASIC FACTS

Property ID: 13370

Size: 0.32

County: Polk

Parcel ID: 41787 - 130131

Approx Dimensions: 140 ' x 100' x 140' x 100'

State: Texas

PROPERTY DETAILS

Status: Sold

Term Option 1: \$200 down, \$200 for 63 months, for a total price of \$12,800

Term Option 3: \$300 down, \$300 for 38 months, for a total price of \$11,700

GPS Coordinates (center) at the road: 30.4909, -94.7537

Northeast Corner: 30.4912, -94.7534

Southeast Corner: 30.4909, -94.7534

Elevation: 165'

Access: Dirt Road

Water: Provided by Lake Livingston Water Supply Corp. (936) 327-3107

Zoning: Vacant-Residential Land

Mobile Home Living: Allowed

POA: None

Cash Price: \$ 10,000.00

Term Option 2: \$250 down, \$250 for 47 months, for a total price of \$12,000

Google Map Link: Driving Directions

Northwest Corner: 30.4912, -94.7539

Southwest Corner: 30.4909, -94.7359

Legal Description: Big Thicket Lake Estates Section 16 Lot 130 & 131

Terrain: Level

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

Sewer: Septic Tank (Needs permits from the Polk County (936) 327-6820)

RV Living: Allowed

Manufactured Homes: Allowed

Taxes Per Year: \$14.00

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

**Conveyance:** Warranty Deed

**Type:** Texas

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