



**\$ 10,000.00**

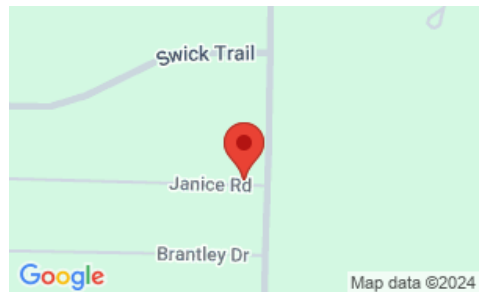
**41787 - 130131 - 0.32 ACRES  
- ROYCE LN CNR JANICE RD,  
LIVINGSTON, TX 77351**

<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



**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

**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

**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

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

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**Conveyance:** Warranty Deed

**Type:** Texas

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