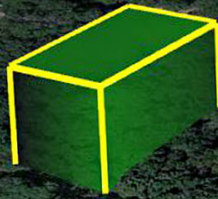


# "0.33-ACRE LOT LOCATED IN BULLARD, TEXAS"



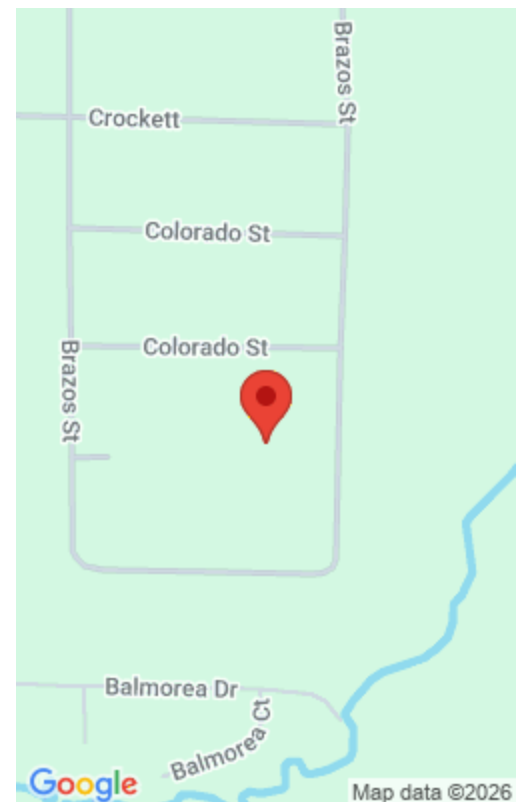
**\$7,498**

**430151000 - 0.33 ACRES - 215 LLANO ST,  
BULLARD, TEXAS 75757**

<https://agtpropertiesusa.com>

This 0.33-acre lot in the ShadyBrook Subdivision offers a perfect opportunity to build your dream home close to the water. Located just 12 minutes from Lake Palestine, this property provides convenient access to boating, fishing, and lakeside recreation. Mobile and manufactured homes are allowed, making it an ideal choice for a flexible, low-maintenance lifestyle. Situated...

- Texas
- Cash Discount Price
- Available



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## Basics

**Parcel ID:** 430151000

**Approx Dimensions:** 90' x 160' x 90' x 160'

**State:** Texas

**Type:** Texas

**Size:** 0.33

**County:** Cherokee

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 7498

**Term Option 2:** \$250 down, \$250 for 33 months, for a total price of \$8,500

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

**Northwest Corner:** 32.1104,-95.3936

**Southwest Corner:** 32.11,-95.3937

**Legal Description:** LOT 538 BLK 6 SHADYBROOK EAST 90X160 - BISD

**Terrain:** Level

**Power:** Provided by Cherokee County Cooperative (903) 683-2248

**Sewer:** A Septic Tank is Required

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed

**POA Fees Per Year:** \$289.00

**Road Fee:** \$200.00 Per Owner

**Conveyance:** Warranty Deed

**Term Option 1:** \$200 down, \$200 for 44 months, for a total price of \$9,000

**Term Option 3:** \$350 down, \$350 for 22 months, for a total price of \$8,050

**GPS Coordinates (center) at the road:** 32.11,-95.3935

**Northeast Corner:** 32.1104,-95.3934

**Southeast Corner:** 32.11,-95.3934

**Elevation:** 400'

**Access:** Dirt Road

**Water:** Provided by Southern Utilities (903)566-3511

**Zoning:** Vacant - Residential - Combination Lots

**Mobile Home Living:** Allowed

**POA:** ShadyBrook POA

**Taxes Per Year:** \$81.50

**County Contact Information:** For more information, call Cherokee County Clerk at: (903) 683-2350

