

# "0.48-ACRE LOT LOCATED IN LIVINGSTON, TEXAS"

\$ 19,897.00

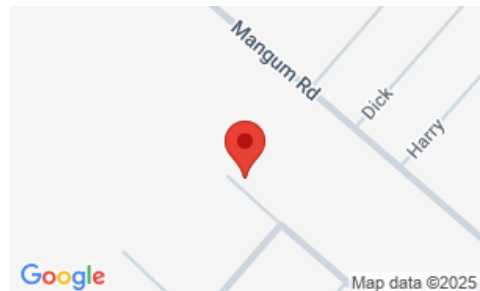
## **74872 - 0.48 ACRES - BROOKHAVEN PATH, LIVINGSTON, TX 77351**

<https://agtpropertiesusa.com>

Located on Brookhaven Path in Livingston, Texas, this 0.48-acre lot is available for just \$400 down! Perfect for building your dream home or getaway, this property allows domestic pets and fencing. RVs, mobile homes, and livestock are not allowed. Enjoy easy access to Lake Livingston, just minutes away for boating...

Brookhaven Path, Livingston, TX  
77351

- Texas
- Cash Discount Price
- Available



## **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

<b>Property ID:</b> 27334	<b>Parcel ID:</b> 74872
<b>Size:</b> 0.48	<b>Approx Dimensions:</b> 101' x 197' x 98' x 205'
<b>County:</b> Polk	<b>State:</b> Texas

## PROPERTY DETAILS

<b>Status:</b> Available	<b>Cash Price:</b> \$ 19,897.00
<b>Term Option 1:</b> \$400 down, \$400 for 63 months, for a total price of \$25,600	<b>Term Option 2:</b> \$500 down, \$500 for 47 months, for a total price of \$24,000
<b>Term Option 3:</b> \$600 down, \$600 for 38 months, for a total price of \$23,400	<b>Google Map Link:</b> Driving Directions
<b>GPS Coordinates (center) at the road:</b> 30.7228, -95.0382	<b>Northwest Corner:</b> 30.7229, -95.0384
<b>Northeast Corner:</b> 30.7233, -95.0380	<b>Southwest Corner:</b> 30.7227, -95.0381
<b>Southeast Corner:</b> 30.7232, -95.0377	<b>Legal Description:</b> Foresters Retreat Lot 40 Sec 1
<b>Elevation:</b> 140'	<b>Terrain:</b> Level
<b>Access:</b> Dirt Road	<b>Power:</b> Provided by Sam Houston Electric Cooperative (936) 327-5711
<b>Water:</b> Provided by Lake Livingston Water Supply Corp. (936) 327-3107	<b>Sewer:</b> Aerobic Treatment Systems
<b>Zoning:</b> Vacant-Residential Land	<b>RV Living:</b> Not Allowed
<b>Mobile Home Living:</b> Not Allowed	<b>Manufactured Homes:</b> Allowed (Minimum size of 600sqft)
<b>POA:</b> Foresters Retreat	<b>POA Fees Per Year:</b> \$72.00

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**Taxes Per Year:** \$190.50

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

**Conveyance:** Warranty Deed

**Type:** Texas

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