

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

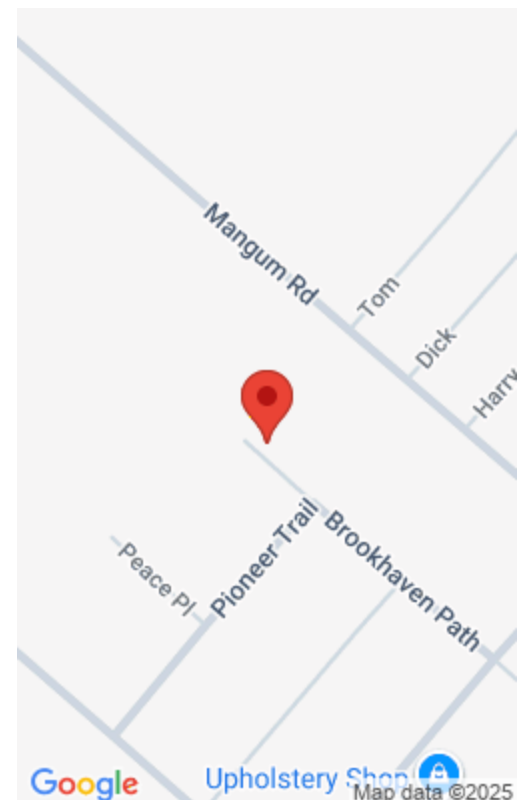
**\$19,897**

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

<https://agtpropertiesusa.com>

Enjoy easy access to Lake Livingston just minutes away for boating and fishing, paired with a large 0.48-acre lot offering extra room to create your ideal retreat. Owner Financing Available for this property with a low down payment and affordable monthly payments! No Credit Check, Everyone Qualifies! This property stands out for buyers who want...

- Texas
- Cash Discount Price
- Available



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## Basics

**Parcel ID:** 74872

**Approx Dimensions:** 101' x 197' x 98' x 205'

**State:** Texas

**Type:** Texas

**Size:** 0.48

**County:** Polk

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 19897

**Term Option 2:** \$500 down, \$500 for 47 months, for a total price of \$24,000

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

**Northwest Corner:** 30.7229, -95.0384

**Southwest Corner:** 30.7227, -95.0381

**Legal Description:** Foresters Retreat Lot 40 Sec 1

**Terrain:** Level

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

**Sewer:** Aerobic Treatment Systems

**RV Living:** Not Allowed

**Manufactured Homes:** Allowed (Minimum size of 600sqft)

**POA Fees Per Year:** \$72.00

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

**Term Option 1:** \$400 down, \$400 for 63 months, for a total price of \$25,600

**Term Option 3:** \$600 down, \$600 for 38 months, for a total price of \$23,400

**GPS Coordinates (center) at the road:** 30.7228, -95.0382

**Northeast Corner:** 30.7233, -95.0380

**Southeast Corner:** 30.7232, -95.0377

**Elevation:** 140'

**Access:** Dirt Road

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

**Zoning:** Vacant-Residential Land

**Mobile Home Living:** Not Allowed

**POA:** Foresters Retreat

**Taxes Per Year:** \$216.50

**Conveyance:** Warranty Deed

