



Timber Country

REAL ESTATE

5762 Ted Trout Dr.
Lufkin, Texas 75904
936.875.2905

Highway 69 North, Cheeseland Road

County: Angelina
MLS 53618

\$206,000

Price Per Acre: \$3,404
Status: Active

60.52 Acres—Tract 2



Property Info

STATE:	Texas	COUNTY:	Angelina	STATUS:	Active
CITY:	Central/Wells	ZIP CODE:	75904	STREET:	Cheeseland Road

Property Description

PROPERTY DESCRIPTION: Located in close proximity to Lufkin, this 60.52 acre tract has everything you are looking for in a weekend retreat or to build your dream home. The tract is a combination of pasture and mature pine/hardwood.

DIRECTIONS TO PROPERTY: From Lufkin, take Hwy 69 N to Hwy 7. Go West on Hwy 7 approx. 2.8 miles to Cheeseland Rd. on right. Turn right on Cheeseland Rd., property 2 miles on left.

CORNERS/PROPERTY LINES:

SCHOOL DISTRICT: Central

TREES: Mature pine and mature hardwood

TERRAIN: Level to sloping

RESTRICTIONS: None known

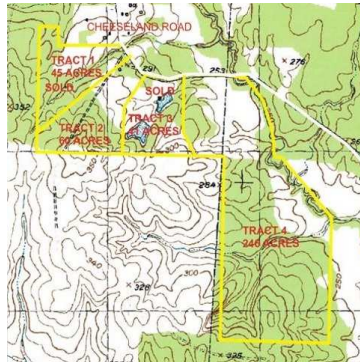
ROAD FRONTAGE: Cheeseland Road

ROAD SURFACE: Oil top

FENCING: Partially (barbed wire)

EASEMENT DESCRIPTION: None known

LAND USE: Recreation and timber investment



Improvements and Utilities

HOUSE ON PROPERTY: No

UTILITIES: Electricity and phone

WATER/SEWER DESCRIPTION: Community water (Pollok Water)

ADDITIONAL REMARKS: None

Financial

EARNEST MONEY REQUIRED: \$1,000.00

EXEMPTIONS: Agriculture/Timber

MAINTAINANCE FEE: N/A

Listing Agent Information

LISTING BROKER: Michael Sessions
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MOBILE: 936-676-5284
EMAIL: [Click here](#)



LISTING AGENT: Michael Sessions
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Disclaimers

MINERAL RIGHTS: Reserved by previous owners

MINERAL RIGHTS DISCLAIMER: Oil and gas minerals have been reserved by prior owners. Designated drill site plan for the purpose of providing surface waiver for development. Other reservations subject to title and/or seller's contract when applicable.

LEGAL DISCLAIMER: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roades and easement.

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