

F 2170960 Active

FM 1878, Nacogdoches TX 75961

\$85,000

<b>County:</b> Nacogdoches	<b>Area:</b> SE Nac County
<b>Zoning:</b> Not Applicable	<b>Subdiv:</b>
<b>Acreage:</b> 23.65	<b>List Type:</b> Exclusive Right to Sell
<b>Acr Price:</b>	<b>Parcel ID:</b> Prop ID 13520
<b>Tax Year:</b> 2017	<b>Annual Tax:</b> 76
<b>MH Allowed:</b> Yes	<b>Frontage:</b>
<b>Lot Size:</b>	



**Legal:** A-660 I AND GN RR P 2-2, Save and Except 1.05 AC

<b>HOA:</b> No	<b>HOA Fee:</b>	<b>HOA Fee Pd:</b>
<b>Electric Co:</b> None	<b>Gas Co:</b> None	<b>Water Co:</b> None
<b>Phone Co:</b>	<b>Survey:</b> No	<b>Prop Type:</b> Land/Acreage
<b>Elem School:</b> Raguet	<b>Middle Sch:</b> Mike Moses Jr High	<b>High School:</b> Nacogdoches
<b>Seller Disc:</b> Exempt	<b>Sign:</b> Yes	

<b>Lot Info:</b> Treed	<b>Imprvmnts:</b>
<b>Access:</b> Paved	<b>Water:</b> Community
<b>Electric:</b> Available	<b>Waste:</b> Not Installed
<b>Water Acc:</b>	

**Marketing Remarks:** Only 9 Miles from NE Loop, Heavily wooded 23.65 acres (save & except 1.05 acres) on scenic FM 1878 (Logansport Rd). This property has road frontage for your future home or recreational property. No HOA or restrictions! Property sits behind and to the east of Hills Chapel Baptist Church. No improvements to property. The area is serviced by Deep East TX Electric & Libby Water Supply.

**Directions:** From Starr Avenue & Loop 224, continue east on FM 1878 (Logansport Rd) approx 9 miles. (There is a left turn and a right turn on 1878.) Property is on right, behind and east of Hills Chapel Baptist Church. Look for realty sign.



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\$85,000



23+/- FM 1878



Road Frontage



**East of Hill Missionary Church**



**Heavily Wooded**



**23+/- Acres**



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**Timber**





**Road View**



**Treeline behind Church**

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