

# \$59,900 - Tbd Sand Bog St Street, Athens

MLS® #14602150

## \$59,900

0 Bedroom, 0.00 Bathroom,  
Land on 3.70 Acres

JW Coker Tract, Athens, TX

Two beautiful, wooded lots totaling 3.700 acres for sale just inside the loop in Athens with a spring-fed creek running throught it. The property runs from Sand Bog to the loop with water, sewer and elctricity at the street. One side is composed of sandy loam, excellent for gardening or livestock hay meadows. The mid portion is a composite of sandy loam & clay that supports the creek bed which maintained its flow during the drought of 2011! The Loop side features a clay & iron ore soil mix, good for supporting foundations for buildings. With all of its advantages and versatility, this property will make an excellent mini-ranch, homesite or business! Conveniently located just off N 19 between SH-31 E & US-175 W.

## Essential Information

MLS® #	14602150
Price	\$59,900
Bathrooms	0.00
Acres	3.70
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	Tbd Sand Bog St Street
Subdivision	JW Coker Tract
City	Athens



County	Henderson
State	TX
Zip Code	75751

### **Amenities**

Utilities	All Weather Road, City Sewer, City Water, Electricity Not Available, Sewer Available
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### **Exterior**

Lot Description	Many Trees
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### **School Information**

District	Athens ISD
Middle	Athens
High	Athens

### **Additional Information**

Zoning	Mixed Zoning
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### **Listing Details**

Listing Agent	Bernice Slabaugh
Listing Office	Fathom Realty

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