

COUNTY ROAD 222

275± ACRES | RUSK COUNTY, TEXAS



COLDWELL BANKER | D'ANN HARPER, REALTORS®
LAND & RANCH

Finding You THE PERFECT PLACE TO HANG YOUR HAT

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TIMBERLAND PARADISE: 275+ ACRES, CREEK FRONTAGE, HOMESITE HAVEN!

275± ACRES | RUSK COUNTY, TX

Introducing a stunning opportunity to own 275+/- acres of pristine East Texas timberland, a true haven for nature enthusiasts and those seeking the perfect blend of tranquility and accessibility. This remarkable property has had the undergrowth thoughtfully cleared, making navigation a breeze and offering unlimited possibilities for choosing your dream homesite.

Situated in an area of breathtaking rolling topography, the elevation rises to an impressive 475+/- feet, providing picturesque views of the surrounding landscape and ideal spots to build your legacy home upon. Dorsett Creek gracefully meanders through the property from east to west, creating a serene atmosphere. In addition to this, numerous wet-weather creeks contribute to the flourishing native wildlife, offering a unique blend of natural beauty and ecological diversity.

The property is conveniently located just minutes away from Henderson, TX, making it an ideal retreat while still being within close proximity to essential amenities. Longview is a mere 22 +/- miles away, Tyler 35 +/- miles, and Shreveport, LA, approximately 66 miles ensuring easy access to larger cities for additional conveniences.

Power availability enhances the feasibility of building your dream home in this secluded paradise. Well-managed pine timber further adds to the property's natural beauty, providing both aesthetic appeal and potential economic value. The land is accessed via a secluded county road, adding an extra layer of privacy and exclusivity.

For those looking to expand their acreage, additional options are available to suit individual preferences and provide additional access points. Don't miss out on this rare opportunity to own a portion of East Texas paradise. Embrace the potential for a life of serenity and natural beauty on this remarkable piece of land. Contact Gaines Slade today to arrange a private tour!

*OWNER FINANCING WITH AS LITTLE AS 5% DOWN

*ADDITIONAL ACREAGE AVAILABLE

275 +/- ACRES

BEAUTIFUL EAST TEXAS TIMBERLAND WITH UNDER GROWTH CLEARED

UNLIMITED HOMESITES TO CHOOSE FROM

POWER AVAILABLE

BEAUTIFUL ROLLING TOPOGRAPHY

ELEVATION UP TO 475 +/- FEET!

DORSETT CREEK RUNS THROUGH THE PROPERTY EAST TO WEST

NUMEROUS WET WEATHER CREEKS PROVIDE AMPLE RESOURCES FOR NATIVE WILDLIFE TO FLOURISH

ENDLESS AMOUNTS OF SECLUSION

MINUTES FROM HENDERSON, TX

JUST 22 MILES FROM LONGVIEW, TX

ONLY 35 MILES FROM TYLER, TX

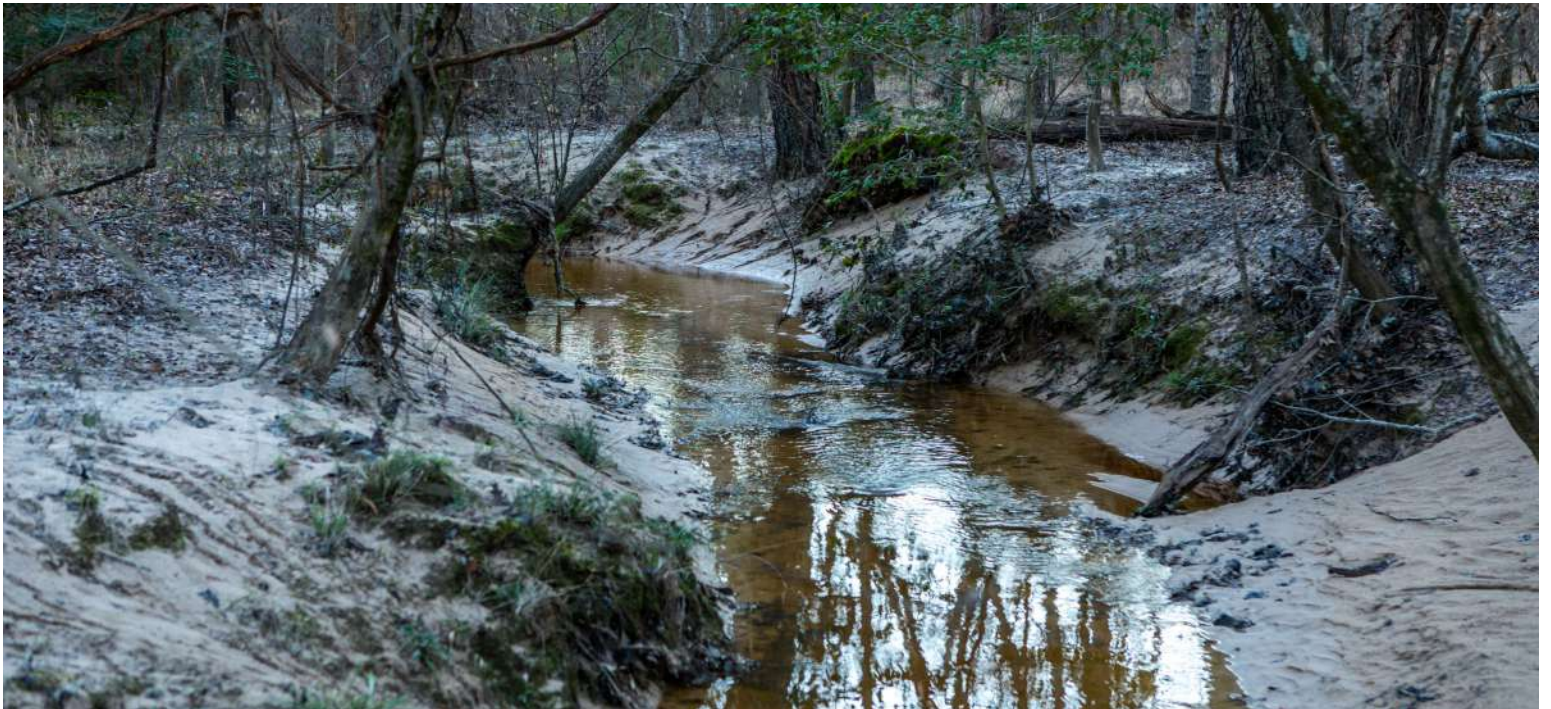
APPROXIMATELY 66 MILES FROM SHREVEPORT, LA

WELL-MANAGED PINE TIMBER ENHANCES THE PROPERTY'S NATURAL BEAUTY

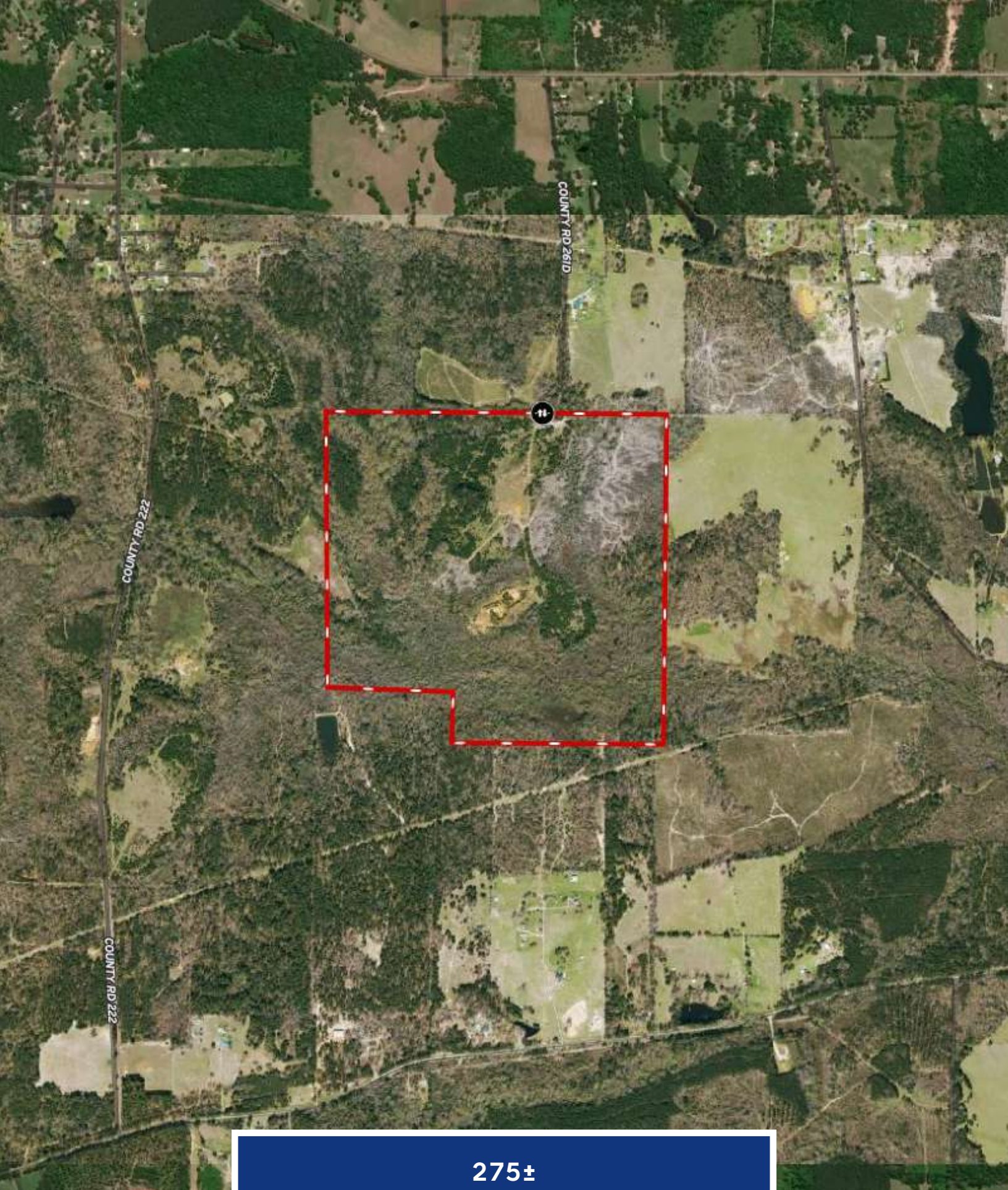
CONVENIENTLY LOCATED OFF A SECLUDED COUNTY ROAD

ADDITIONAL ACREAGE OPTIONS AVAILABLE

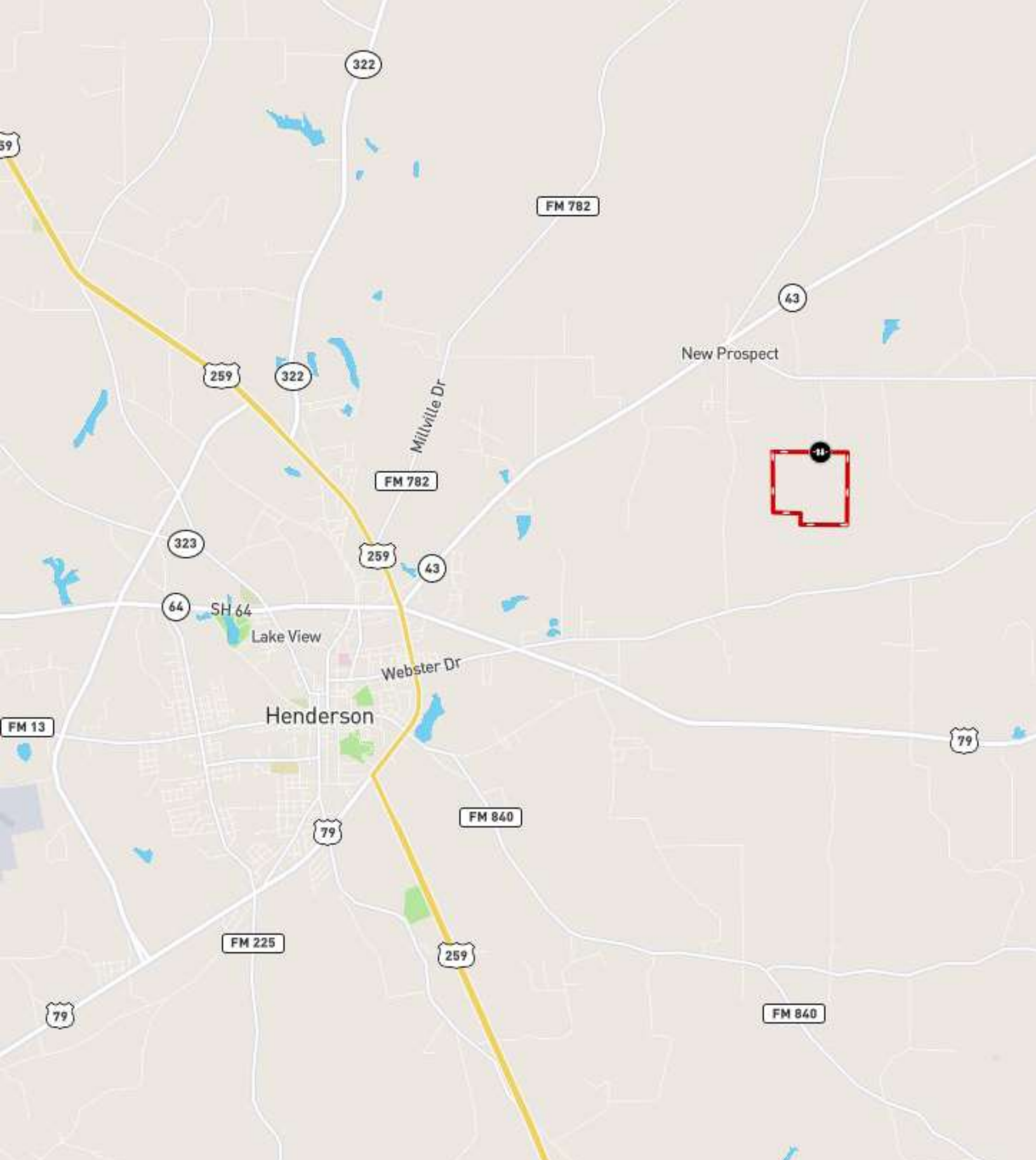








275±
ACRES



**RUSK
COUNTY**



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WHO YOU WORK WITH MATTERS