



## **1249 W Highway 84, Teague Tx**

- 3 bedroom, 2 full bathrooms, 1588 sqft, built 1967
- 17' x 15' workshop on slab with electricity
- New exterior paint on home.
- Composition roof - 4 yrs old
- Electric provider - Discount Energy (\$260-summer, <\$100-winter)
- Gas: water heater, oven, & furnace: \$30/month
- Internet: Starlink: \$118/month (keeping equipment)
- Water well
- Cattle / project barn: 24' x 24'
- Attached garage: 21' x 20'
- 11.91 acres
- .34 miles of County Road 866 frontage
- 2024 Taxes: \$1092.49
- No restrictions
- Conveying Tarter calf feeder & older cattle chute
- Seller to keep blue Priefert cattle chute & Starlink equipment
- Preferred title company: Heritage Title Company, 135 S Mount Street, Fairfield Tx 75840