

TERRAMIGA | FICTIONAL DEMONSTRATION

Amber Nacogdoches Country Retreat [Demo]

Nacogdoches County, Texas | 157.90 acres | Illustrative price \$1,687,500

NOT AN ACTUAL OFFERING

Amber Nacogdoches Country Retreat brings 157.9 acres of Nacogdoches County land together with 3-bedroom cream-brick country house. Pine and hardwood forest follows the rolling ground, with red sandy-clay soil and wooded drainages. A single-story cream-brick country house with a brown shingle roof, 3 bedrooms, 2 baths, 2,140 square feet and a covered porch. Gravel drive and wire fencing. The 3-bedroom home gives the acreage a base for weekends or longer stays. The seller holds well-service and septic-service records; request copies through the listing agent. Domestic well with a pressure tank; the seller holds recent service records.

LAND AND IMPROVEMENTS

3-bedroom cream-brick country house; 2,140 square feet; Covered porch

A single-story cream-brick country house with a brown shingle roof, 3 bedrooms, 2 baths, 2,140 square feet and a covered porch. Gravel drive and wire fencing.

WATER

Domestic well with a pressure tank; the seller holds recent service records.

BUYER FIT

A buyer looking in Nacogdoches County who values 3-bedroom cream-brick country house and wants 157.9 acres to work with.

PROPERTY REVIEW

Arrange a home inspection and review well and wastewater records. The seller holds well-service and septic-service records; request copies through the listing agent.

All photographs supplied for this demo are generated illustrations, not photographs of an actual listed property.