

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TRACT 10 COUNTY ROAD 4222

FRANKSTON, TX 75763



\$939,236



1 acres

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## DESCRIPTION

This tract is estimated to be approximately 94.5 acres with frontage along CR 4222. It is densely wooded with mature plantation Pine with the occasional large homestead Oak found scattered throughout. The tract has rolling terrain with elevation ranging from an approximate low of 420' ASL to an approximate high of 460' ASL. The combination of these features as well as the close proximity to Lake Palestine and the City of Tyler make this a unique tract for homesite development. A buy and hold plan could implement timber management with future harvest income and still hold value as a very desirable home-site tract with some commercial potential. This property is part of a larger parcel being offered as 21 individual tracts, ranging from 20 to 94.5 acres.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20707829

**YEAR BUILT:**

**COUNTY:** Henderson

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 08/20/2024

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 94.5

**LOT SIZE (SQFT):** 4,116,420

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

## UTILITIES

**UTILITIES:**

- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Courtney Robertson 

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**BROKERED BY:** RE/MAX Benchmark