

# \$198,000 - Loop 317, Athens

MLS® #14159677

## \$198,000

0 Bedroom, 0.00 Bathroom,  
Land on 23 Acres

athens, Athens, TX

Beautiful acreage just outside city limits of Athens TX! This one will not last long! Lots of different possibilities with this land! Property has over 1000' of frontage on Loop 7. Spring fed lake in middle of property with a creek! Look at the clear spring water flowing in these late July photos!! Property has excellent build sites, wooded areas with wildlife, and good coastal grass in open areas for the horse lover or livestock owner! Perfect for the buyer wanting acreage, but still be so close to amenities! Great commercial opportunities also exist with this properties location!



## Essential Information

MLS® #	14159677
Price	\$198,000
Bathrooms	0.00
Acres	23.00
Type	Land
Sub-Type	Farm / Ranch
Status	Active

## Community Information

Address	Loop 317
Area	HENDERSON COUNTY (42)
Subdivision	athens
City	Athens
County	Henderson
State	TX

Zip Code 75751

### **Amenities**

Utilities City Water

### **Exterior**

Lot Description Acreage, Heavily Treed, Horses Permitted, Pasture, Some Trees, Tank/  
Pond, Water/Lake View

### **School Information**

District Athens ISD

Elementary Southathen

Middle Athens

High Athens

### **Additional Information**

Zoning Not Zoned

### **Listing Details**

Listing Agent Bud Fletcher

Listing Office Bud Fletcher Realty

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Listing information last updated on September 20th, 2019 at 7:15am CDT