



**Country Homes/Acreage**

**Active**

ML#: **61926344**  
 Address: **00 Tx-105**  
 Area: **49**  
 Tax Acc #: **000056-000273**  
 City/Location: **Saratoga**  
 County: **Hardin**  
 Market Area:  
 Subdivision: **Wood Reuben**  
 Section #:  
 Miles:  
 Legal Desc: **N 1/2 OF LOT 14 & 15 BLK 1 AB  
 56 R WOOD P# 56-4-N I# 1249/76**  
 Tax Acc #:

List Price: **\$405,000**  
 Orig Price: **\$540,000**  
 LP/Acre: **\$15,000**  
 DOM: **167**  
 Key Map:  
 State: **Texas**  
 Zip Code: **77585**  
 Country: **United States**  
 House: **No**  
 SqFt:  
 Lease Also: **No**  
 Year Built:  
 Tax Acc#3:

Listing Firm: **RE/MAX Excellence**  
 Directions: **From Batson take HWY east toward West Hardin School. Property is located on the North side of Hwy 105 just past Faith and Family Funeral Home.**

**School Information**

School District: **182 - West Hardin County Consolidated** Elem: **WEST HARDIN ELEMENTARY SCHOOL**  
 Middle: **WEST HARDIN MIDDLE SCHOOL** High: **WEST HARDIN HIGH SCHOOL**  
 2nd Middle:

*SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.*

**Description Information**

Style: # Stories: Bedrooms: **0/**  
 Main Dwell Ext: Access: Baths F/H: **0/0**  
 Main Dwell Type:  
 New Constr.: **No** Appx Complete:  
 Lot Dim: Acres: **27 / 20 Up to 50 Acres**  
 Frt. Door Faces: Garage: **0**  
 Gar/Car: Carport:

Physical Property Description:  
**27 acres of undeveloped wooded land, perfect for residential or commercial development. This pristine property offers a serene, natural setting with abundant wildlife and dense forests. It does have access to public water. The seller is willing to subdivide the property. It is ideal for creating a private retreat, recreational area, or commercial venture. Located right on Hwy 105 close to West Hardin Schools and about 30 minutes from Beaumont, this land provides excellent accessibility and investment potential.**

Bathroom Desc:  
 Bedroom Desc:  
 Room Desc:  
 Kitchen Desc:

**Interior, Exterior, Utilities and Additional Information**

Microwave: Dishwasher: Compactor: Disposal:  
 Fireplace: Utility Dist: Sep Ice Mkr:  
 Connect: Range:  
 Energy: Flooring:  
 Oven: Countertops:  
 Green/Energy Cert: Prvt Pool: **No**  
 Interior: Area Pool:  
 Foundation: Water/Sewer: **No Sewer, No Water**  
 Lot Description: Road Front: **State Highway**  
 Road Surface: **Asphalt** Cool:  
 Heat: Mineral Rights:  
 Improvements: Land Use: **Mobile Home Allowed, Timber, Unrestricted**  
 Topography: Trees:  
 Occupant: Waterfront Feat:  
 Exclusions: Spec Conditions: **No Special Conditions**  
 Disclosures: Estate Sub Lake Access:  
 55+ Community: **No**  
 HOA Amenities:  
 Accessibility:

**Pending Information**

Finance Cnsdr: **Cash Sale, Conventional, Other, Texas Veterans** Maintenance Fee: **No**  
**Land Board**  
 Taxes w/o Exempt: **\$2,251/2022** Tax Rate: **1.6578**

**Prepared By: Tina Fregia**

**Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form**

**Date: 12/11/2024 8:41 PM**

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