



***Recreational Investment Country Home & Hunting Land Property***  
***1249 FM 2122, Roxton TX 75477***

Looking for a fixer upper? Looking for the perfect hunting property? Then look no further, you've found it! This 3 bedroom, 1 bathroom property sits on 52± acres and is waiting on the next owner to come and make this place their own! With mixed pasture and timber, and the fact that 25 acres are on one side of 2122 and the other 27 are on the other, the possibilities for this land are endless! Wake up to find deer in your front yard every morning, along with other critters! Owner owns all minerals, and they will convey with the new owners at purchase. The brick home needs some TLC, but with over 1,500 square feet of living space, it is ready for you to make it your own! With over 50 acres, a well house, a barn, & creeks, this property will not last long! Come on out and see this gem today!

**JUST LISTED!**

***\$159,999***

- 52.75 Acres
- 3 Bedroom
- 1 Bathroom
- Hunters Paradise!

UC MLS # 42233-12830



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