

# \$385,000 - 80acres County Road 2165, Mount Vernon

MLS® #14717326

## \$385,000

0 Bedroom, 0.00 Bathroom,  
Farm and Ranch on 80.50 Acres

Rural 80 acres, Mount Vernon, TX

Wooded & remote off-the-grid (No power or water) 80 acres with timber (tax) exemption! Property includes a small metal hunting cabin surrounded by lots of wildlife. Bring your outdoor toys and enjoy the scenic bluff overlooking a seasonal creek, small pond, & cleared trails from the gate all the way to the back of the property. Privacy & seclusion are a given with the nearest house being 1.5 miles away. Yet shopping, groceries, & restaurants are conveniently located 6 miles in the quaint town of Mount Vernon. Escape to this quiet gem where you can slow down & relish the sounds of nature! Seller has signed a 300 foot easement over a portion of the property for a future electrical transmission line.

## Essential Information

MLS® #	14717326
Price	\$385,000
Bathrooms	0.00
Acres	80.50
Type	Farm and Ranch
Sub-Type	Ranch
Status	Active

## Community Information

Address	80acres County Road 2165
Subdivision	Rural 80 acres
City	Mount Vernon



County	Franklin (TX)
State	TX
Zip Code	75487

### **Amenities**

Utilities	All Weather Road, No City Services, None, Outside City Limits
Waterfront	Creek

### **Exterior**

Lot Description	Acreage, Many Trees, Rolling Slope, Tank/ Pond
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### **School Information**

District	Mount Vernon ISD
Elementary	Mt Vernon
Middle	Mt Vernon
High	Mt Vernon

### **Additional Information**

Zoning	Not Zoned
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### **Listing Details**

Listing Agent	Janet Martin
Listing Office	Janet Martin Realty

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Listing information last updated on June 29th, 2022 at 9:45am CDT