



## The J.B. Scotch Place

**\$400,000**



26.00 Acres  
Anderson County  
16200 State Hwy 19 Palestine, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Multiple potential homesite options present great residential or recreational opportunities on these twenty-six acres with a cabin to be subdivided out of the larger Mayo Ranch listing (136 acres). This acreage has a nice 50 ft elevation change and is a mixture of open terrain with native and improved grasses and scattered areas of mature hardwoods. Property is ag exempt, partially fenced, and is currently used for hay production. Surface water includes one seasonal pond, no floodplain.

The one-room cabin with covered porch is set back from the road in a secluded setting amongst the trees. Cabin has been used previously as a rental, but it could also work as a weekend residence or a temporary residence while you build. Cabin includes a covered carport. Municipal water and septic.

Seller does not own any of the minerals. Producing well with separate entrance and water well at pad site exist on the property.

Location is convenient to Athens (16 miles), Palestine (19 miles), Tyler (50 miles) and Dallas (100 miles). 1,342 ft of frontage along N State Highway 19. Palestine ISD.

