



\$ 6,200.00

**R000125181 - 0.28 ACRES -
ENSIGN DR, HEMPHILL, TX,
75948**

<https://gatewaylandinvestments.com>

This 0.28-acre lot on Ensign Drive in Hemphill, Texas, is a great spot to build your dream home. Located in peaceful Sabine County, it's just 160 miles northeast of Houston. Hemphill is close to Toledo Bend Lake, the largest man-made lake in Louisiana, offering fantastic fishing opportunities. Popular marinas like...

Ensign Dr, Hemphill, TX, 75948

- Texas
- Cash Discount Price



CALL US NOW

Phone: 813-733-5476

Email: sales@gatewaylandinvestments.com

Address: 2653 Bruce B. Downs, #108-94 Wesley Chapel, FL 33544



BASIC FACTS

Property ID: 22076

Size: 0.28

County: Sabine

Parcel ID: R000125181

Approx Dimensions: 50' x 196' x 110' x 244'

State: Texas

PROPERTY DETAILS

Cash Price: \$ 6,200.00

Term Option 2: \$250 down, \$250 for 27 months, for a total price of \$7,000

Google Map Link: [Driving Directions](#)

Northwest Corner: 31.4666, -93.7559

Southwest Corner: 31.4663, -93.7561

Legal Description: Acres: 0.281 Lot: 429
Subd: Pendleton Harbor

Terrain: Uneven

Power: Provided by Ambit Energy (877) 282-6248

Sewer: A Septic Tank is Required (Ground Breaker Septic (409-344-0433)

RV Living: Not Allowed

Manufactured Homes: Not Allowed

POA Fees Per Year: \$150.00

Term Option 1: \$200 down, \$200 for 35 months, for a total price of \$7,200

Term Option 3: \$300 down, \$300 for 22 months, for a total price of \$6,900

GPS Coordinates (center) at the road:
31.4662, -93.7561

Northeast Corner: 31.4665, -93.7556

Southeast Corner: 31.4662, -93.7560

Elevation: 240'

Access: Paved Road

Water: Provided by G-M Water Supply (409) 787-2755, (Well: Patrick Water Well Drilling (281) 592-3633) or (Water Haul: Tractor Supply Co. (409) 787-0031

Zoning: Vacant - Residential Land

Mobile Home Living: Not Allowed

POA: Pendleton Harbor Property Owners' Association

Taxes Per Year: \$40.00

CALL US NOW

Phone: 813-733-5476

Email: sales@gatewaylandinvestments.com

Address: 2653 Bruce B. Downs, #108-94 Wesley Chapel, FL 33544



County Contact Information: For more information, call Sabine County Planning & Zoning at (409) 625-481

Conveyance: Warranty Deed

Type: Texas

CALL US NOW

Phone: 813-733-5476

Email: sales@gatewaylandinvestments.com

Address: 2653 Bruce B. Downs, #108-94 Wesley Chapel, FL 33544

