

**43152 & 43153 - 0.16 ACRES - THISTLEGLLEN,
LIVINGSTON, TEXAS 77351**

<https://gatewaylandinvestments.com>

Own a piece of Texas lake country for less than the price of a used car. This 0.16-acre lot in Lake Livingston Village gives you the freedom to live, camp, or vacation your way - without the price tag, paperwork, or restrictions you'd expect.

Located in Polk County just 10 minutes from Lake Livingston, this combined parcel (Lots 177 and 178 of Section 14) is level, cleared, and ready to use. Park your RV, set up a mobile or manufactured home, or pitch a tent and enjoy long weekends under the pines.

Zoning permits single-family residential or camping use with a 600 sq ft minimum home size,...

\$5,000

- Texas

- Available

- Cash Price

Basics

Parcel ID: 43152 & 43153

Size: 0.16 acres

County: Polk

State: Texas

Status: Available

Property Details

Cash Price: \$5,000

Owner Financing: \$200 down, \$200 for 31 months, for a total price of \$6,400

GPS: 30.7135, -95.0693

Legal: Lake Livingston Village Section 14 Lot 177 & 178

Elevation: 160'

Terrain: Level

Access: Dirt Road

Power: Provided by Sam Houston Electric Cooperative (936) 327-5711

Water: Provided by Aqua America (877-987-2782)

Sewer: A septic system is not required, but an approved waste management system must be used.

Zoning: Single Family Residential Lots and/or Single Family Camping Lots

RV Living: Allowed

Mobile Homes: Allowed

Manufactured: Allowed

Taxes/Year: \$99.79

Conveyance: Warranty Deed

GPS Coordinates

Center: 30.7135, -95.0693

Northwest: 30.7138, -95.0693

Northeast: 30.7137, -95.0691

Southwest: 30.7136, -95.0694

Southeast: 30.7135, -95.0692



HOA / POA Information

POA Name: Lake Livingston Village

Annual Fee: \$200.00

Phone: 936) 2(52-8475

Website: <https://lakelivingstonvillage.org/>