

**34367 - 0.17 ACRES - 323 PATRICIA DR, LIVINGSTON,
TEXAS 77351**

<https://gatewaylandinvestments.com>

Imagine waking up to pine-scented air, walking down to a private spring-fed lake before breakfast, and spending the afternoon casting for bass while the rest of the world handles its inbox. That's daily life inside Indian Springs Lake Estates - and this 0.17-acre lot at 323 Patricia Dr puts you right in the middle of it. Tucked into the rolling Piney Woods of Polk County, this level, build-ready parcel gives you full flexibility. Roll in your RV this weekend. Set up a mobile or manufactured home next month. Or take your time and design a custom cabin - there's no minimum home size holding y...

\$5,200

- Texas
- Available
- Cash Price

Basics

Parcel ID: 34367

Size: 0.17 acres

County: Polk

State: Texas

Status: Available

Property Details

Cash Price: \$5,200

Owner Financing: \$200 down, \$200 for 32 months, for a total price of \$6,600

GPS: 30.6948, -94.754

Legal: Indian Springs Lake Estates Section 5 Lot 323

Elevation: 360'

Terrain: Level

Access: Dirt Road

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

Water: Well water or City water provided by Lake Livingston Water Supply Corp. 936-327-3107

Sewer: A Septic Tank is Required

Zoning: Vacant - Single Family Residential

RV Living: Allowed

Mobile Homes: Allowed

Manufactured: Allowed

Taxes/Year: \$38.71

Conveyance: Warranty Deed

GPS Coordinates

Center: 30.6948, -94.754

Northeast: 30.695, -94.7540

Southwest: 30.6947, -94.7544

Southeast: 30.6946, -94.7540



HOA / POA Information

POA Name: Indian Springs Lake Estates

Annual Fee: \$40.00

Phone: (936) 425-5731

Website: <http://islepoa.com>