

LAND FOR SALE

# AFFORDABLE WOODED TRACT WITH POND AND FUTURE BUILD SITE

COUNTY: **SMITH**  
STATE: **TEXAS**  
ACRES: **12.3**



## PROPERTY FEATURES

- Under 10 minutes to Tyler
- Under 15 minutes to Kilgore
- 20 minutes to Longview
- 180 feet of road frontage on the north and south sides of County Road 240
- 360 feet of road frontage total
- Undeveloped
- Abundant wildlife
- Pond
- Black top road frontage
- Utilities available
- No restrictions
- Additional acreage available



For more information, contact:

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