



Griffin - 1414 Hwy 84 W, Teague Tx

- 58.04 acres (survey available)
- Cabin (1/1, 484 sqft) - all contents will convey.
- Pipe Cattle Pens
- Workshop (30'x19') on slab with electric & water
- Open shed (30'x30')
- Water well
- Perimeter fence
- Agricultural exemption in place
- 4 stock tanks
- Shooting range
- 2024 Taxes: \$866.24
- There is a drip irrigation running to all the mature trees in front of the cabin. The cinderblocks were to deter the cattle from stepping on the sprinkler heads. The sellers did not upkeep this and have since removed the cinderblocks. All the irrigation system is still there, but its working condition is unknown.