

HIGHLIGHTS

**5281 ACR 309, FRANKSTON, TEXAS 75763
(ANDERSON COUNTY)**

300SF (approx.) Cabin

- Metal Roof
- Full Bathroom (Walk-in Shower only)
- Kitchen | Gas Stove
- Electric fireplace
- Septic
- Security System (4 Moutrie Cameras and standalone sensors on windows and doors when contact is broken, an alarm sounds. No security Company.
- Attic above front porch
- Storage area built in NE end of cabin
- Tankless Water Heater
- Washer/Dryer Hook ups
- Outdoor Shower
- No Garage

*2.0 Hours to DFW Airport

*25 Miles to Tyler Airport

*35 Miles to Elkhart

*25 Miles to Palestine

30 x 40 Workshop

- Electric & Water
- Sink (cold water only)
- Overhang for equipment
- Concrete floor
- Office with mini-split a/c
- Wood burning stove
- Ceiling Fans

Property/Land Features

- Front Entrance Piped Manual Gate
- Crushed Red Iron Ore Driveway
- Creek (N/S)
- Water Tank (x2) for livestock
- 2 Cattle Guards
- ATV Trails
- 3 Hunting Blinds (convey)
- 1 Tree Stand (convey)
- 2 Deer Feeders on south end (convey)
- 6 Game Cameras (convey)
- Ag Exempt
- Outside City Limits & ETJ
- Fully fenced- Barbed Wire
- Pest Control (Terminix – Quarterly)
- Termite Pest Control (Terminix – Annual)