



## ABOUT

406 Deason Circle Colmesneil TX is unrestricted just south of Colmesneil within the city limits. The property is approximately 2 - 2.5 hours from Houston with lush trees and forest.

## FEATURES

- City Sewer and Water accessible
- Road access for both portions of property

## COMMUNITY FEATURES – COLMESNEIL

- Lake Amanda nearby
- Downtown Historic District
- Angelina National Forest

## OFFER INSTRUCTIONS

- All offers require preapproval letter with lender contact to verify and or proof of funds. If a significant down payment is required, proof of funds must be presented with offer as well.
- Title is open. Stewart Title. **13680 FM 3005**, Galveston, TX 77554 Jennifer Hiroms
- All offers require 2% Earnest money.
- Option Fees are \$350 – maximum of 5 days. \$80 each additional day.
- Survey is available.
- Include all attached Addendum and Docs. As well as Special Flood Hazard

## LISTING AGENT

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## LISTING BROKER

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