



Jacobs Properties

GROVETON 28

Groveton, Trinity County, Texas

Where rolling pastures meet East Texas timber, this 28± acre ranchette is ideal for a life that moves at a different pace. Let your mornings begin on the porch overlooking lush grazing fields dotted with mature trees, while your livestock enjoy the thoughtfully designed paddocks and barns sheltered from winter's blue northers. The custom 1,460-square-foot home serves as the heart of the property, with a warm stone fireplace anchoring gatherings large and small. Evenings are best spent on the back porch, relaxing beneath the gazebo or soaking in the hot tub as wildlife emerges from the surrounding woods. With approximately 1,300 feet of Highway 94 frontage, there's room to create a business presence while preserving the privacy of ranch life. Just minutes from Lake Livingston, Huntsville, and Crockett, this rare property offers the freedom to raise a family, livestock, or simply enjoy the beauty of East Texas.

Offered for \$556,000

Directions to property:

Head north on I-45 from Huntsville. Take TX-19 north toward Trinity/Groveton. Continue on TX-19 through Trinity County toward Groveton.

Near Groveton, follow local roads to 162 Lloyd James Rd.

AMERICAN
FARM + RANCH

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