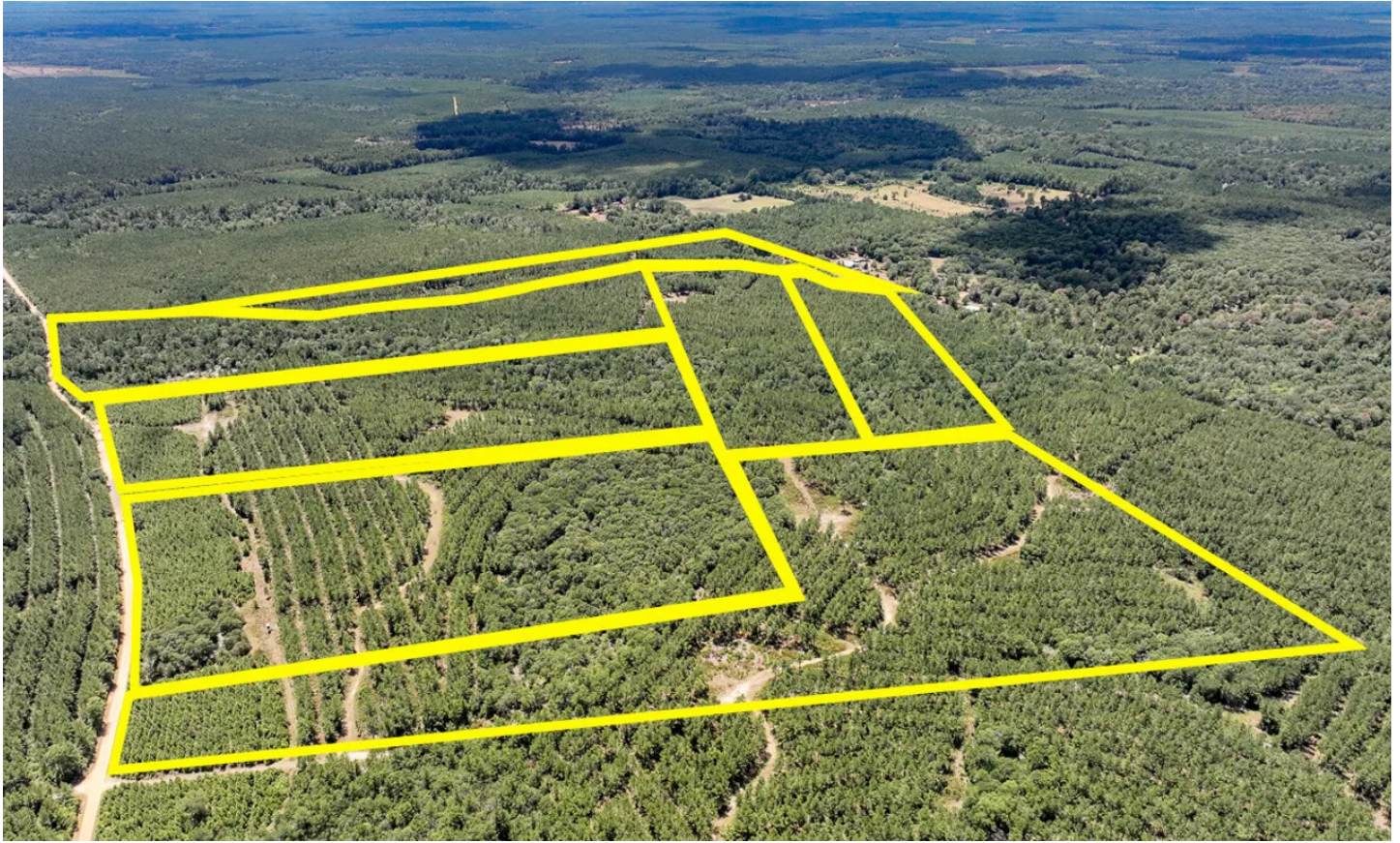


46 Acres | CR 1420 | T-7
CR 1420
Warren, TX 77664

\$274,022
46± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

46 Acres | CR 1420 | T-7
Warren, TX / Tyler County

SUMMARY

Address

CR 1420

City, State Zip

Warren, TX 77664

County

Tyler County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

30.6325874946 / -94.444010652

Acreage

46

Price

\$274,022

Property Website

<https://homelandprop.com/property/46-acres-cr-1420-t-7-tyler-texas/73816/>



MORE INFO ONLINE:

www.homelandprop.com

46 Acres | CR 1420 | T-7
Warren, TX / Tyler County

PROPERTY DESCRIPTION

FIRST TIME open market offering for these tracts that have been historically used for forest management. Selectively thinned in managed pine trees with hardwoods in creek drains. Easily accessed on low traffic county maintained roads. Good topography and soils.

***Photos generally depict the tracts being solicited.**

This tract could be impacted by SH 69 Bypass Proposal A.

Utilities: Electricity available

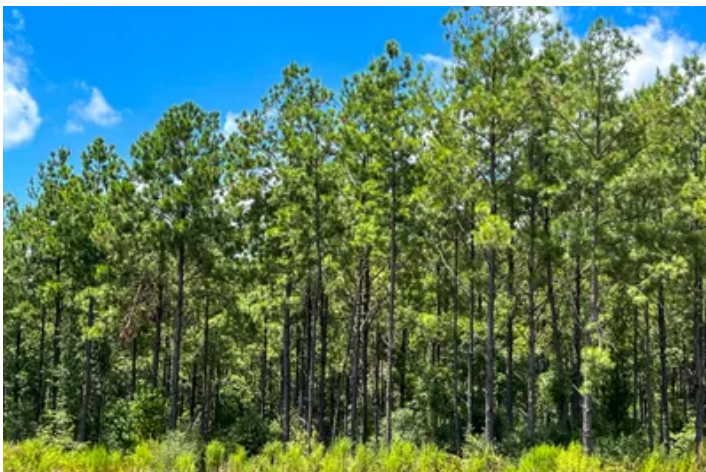
School District: Warren ISD



MORE INFO ONLINE:

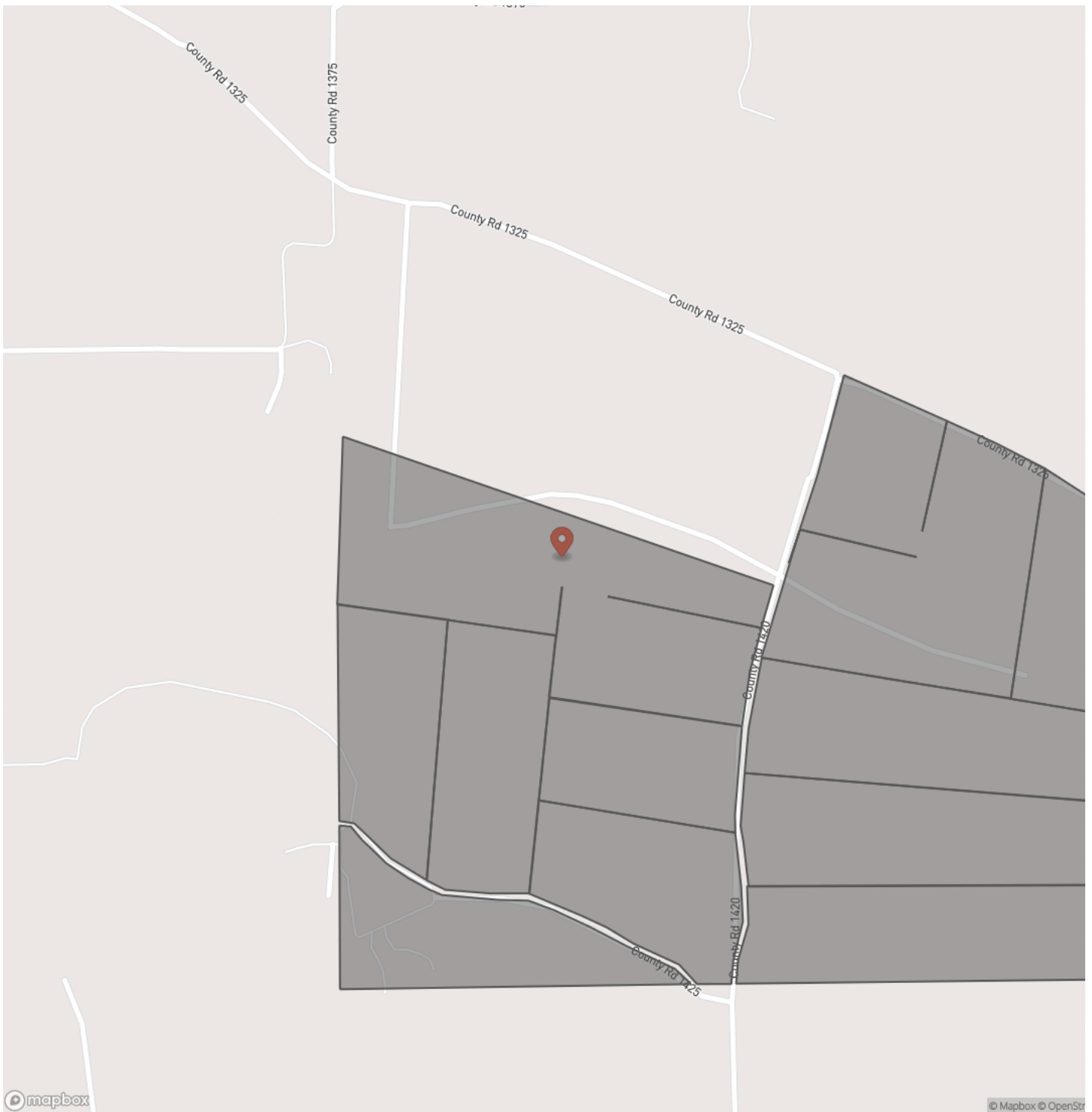
www.homelandprop.com

46 Acres | CR 1420 | T-7
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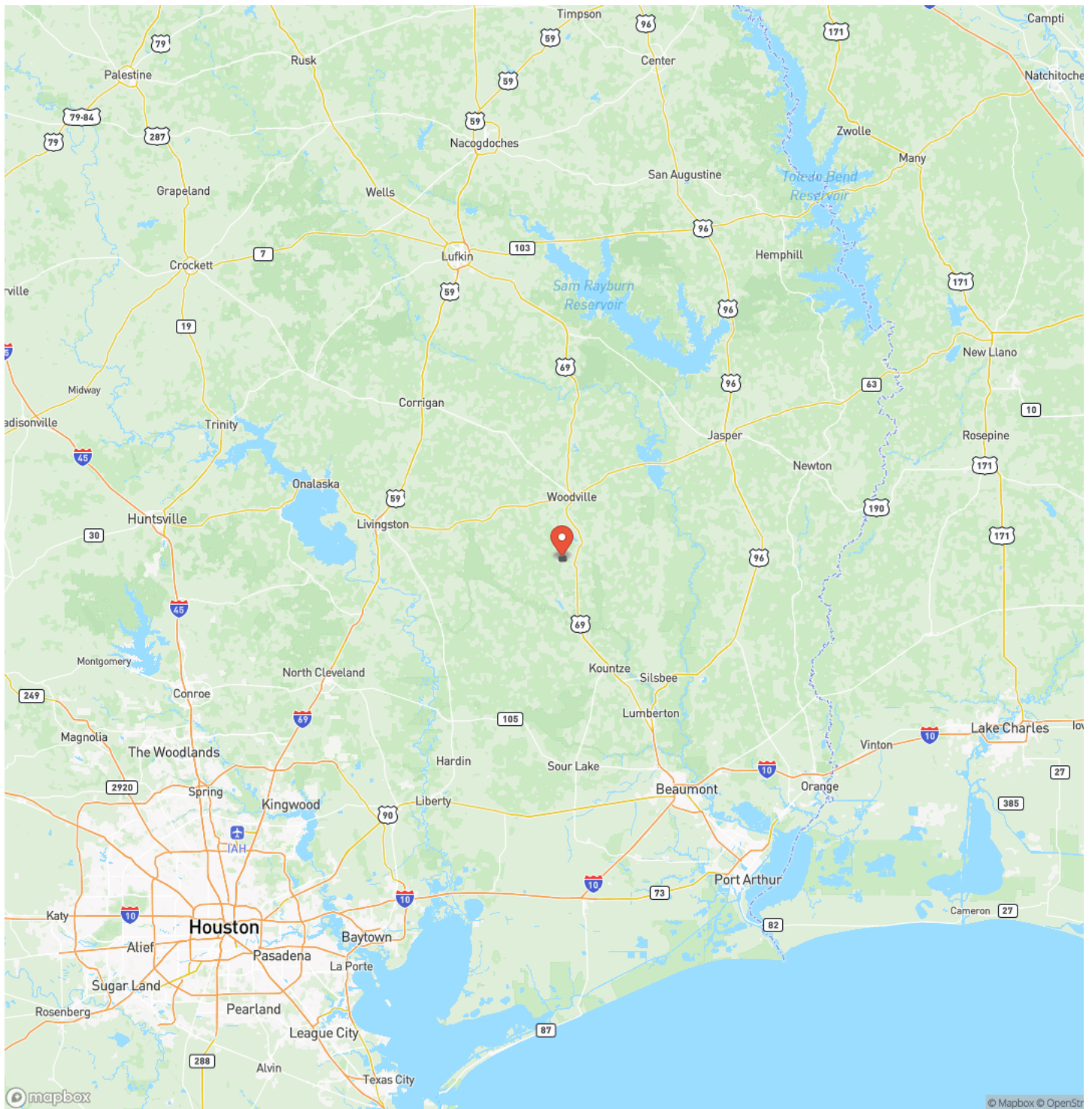


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Locator Map

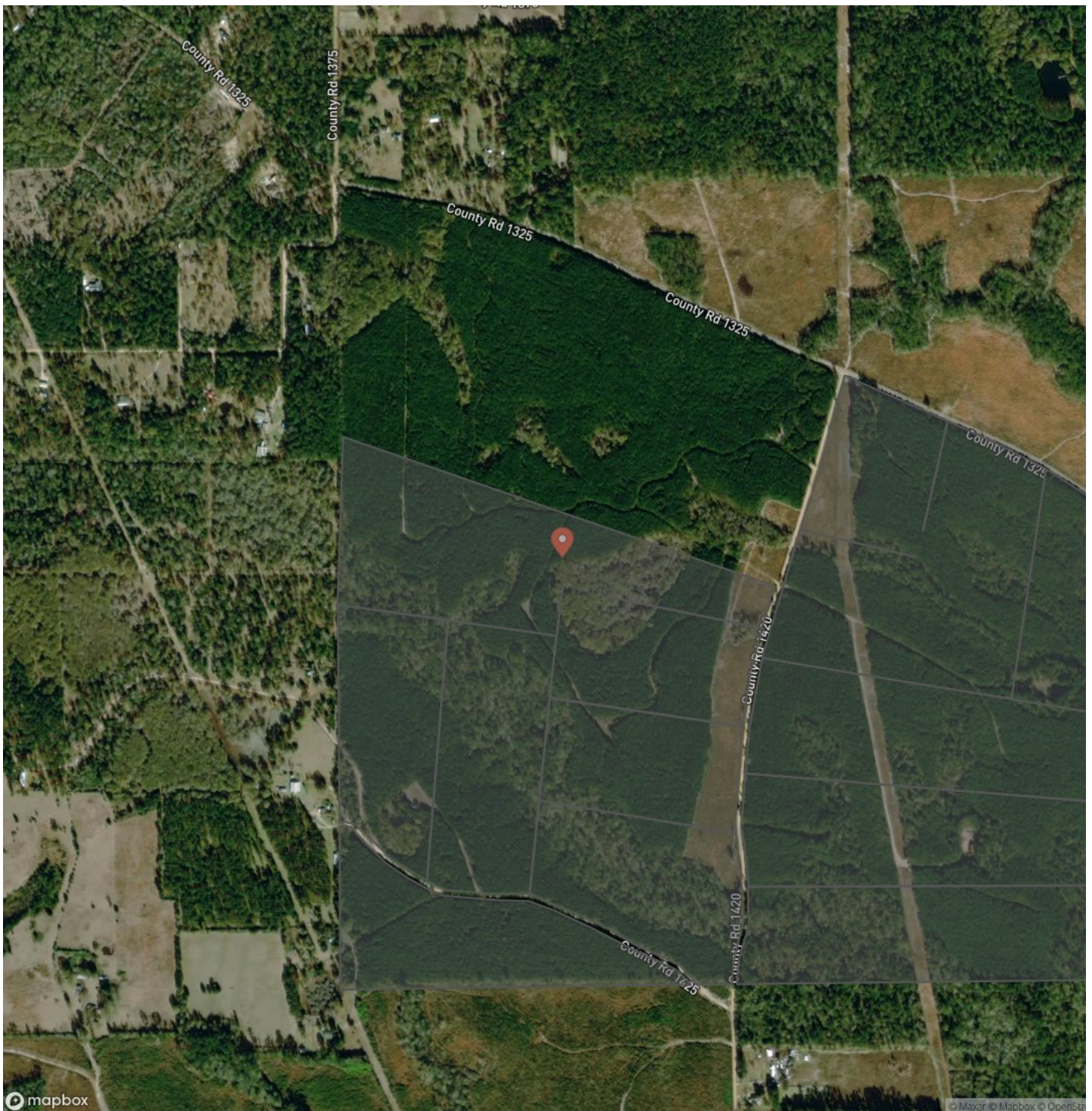


Locator Map



46 Acres | CR 1420 | T-7
Warren, TX / Tyler County

Satellite Map



MORE INFO ONLINE:
www.homelandprop.com

46 Acres | CR 1420 | T-7
Warren, TX / Tyler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

www.homelandprop.com

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www.homelandprop.com



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