

341 Acres | FM 1475
FM 1475
Lufkin, TX 75901

\$2,385,295
341± Acres
Angelina County



MORE INFO ONLINE:
www.homelandprop.com

341 Acres | FM 1475
Lufkin, TX / Angelina County

SUMMARY

Address

FM 1475

City, State Zip

Lufkin, TX 75901

County

Angelina County

Type

Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

31.3259416595 / -94.6436856332

Taxes (Annually)

796

Acreage

341

Price

\$2,385,295

Property Website

<https://homelandprop.com/property/341-acres-fm-1475-angelina-texas/74128/>



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PROPERTY DESCRIPTION

Stop Scrolling! Prime tract of land. Natural and wooded within 2.5 miles of US 59, east of Lufkin, TX. FM 1475 frontage between SH 69 and SH 103. Gently rolling topography in large pine and hardwood trees. New construction homes in the area. Low traffic. Electricity and water available.

Utilities: Electricity available, Water available

School District: Lufkin ISD



MORE INFO ONLINE:

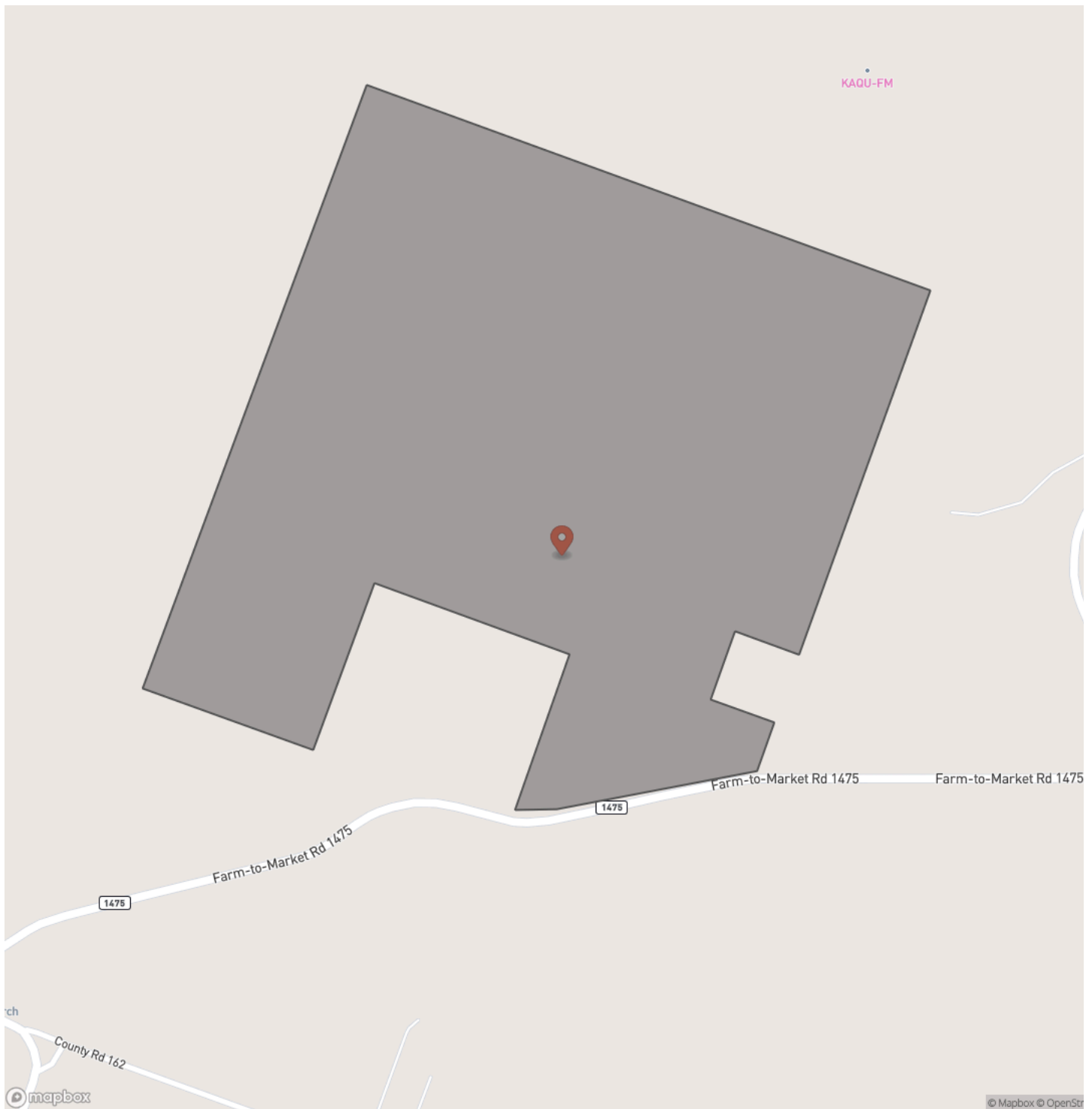
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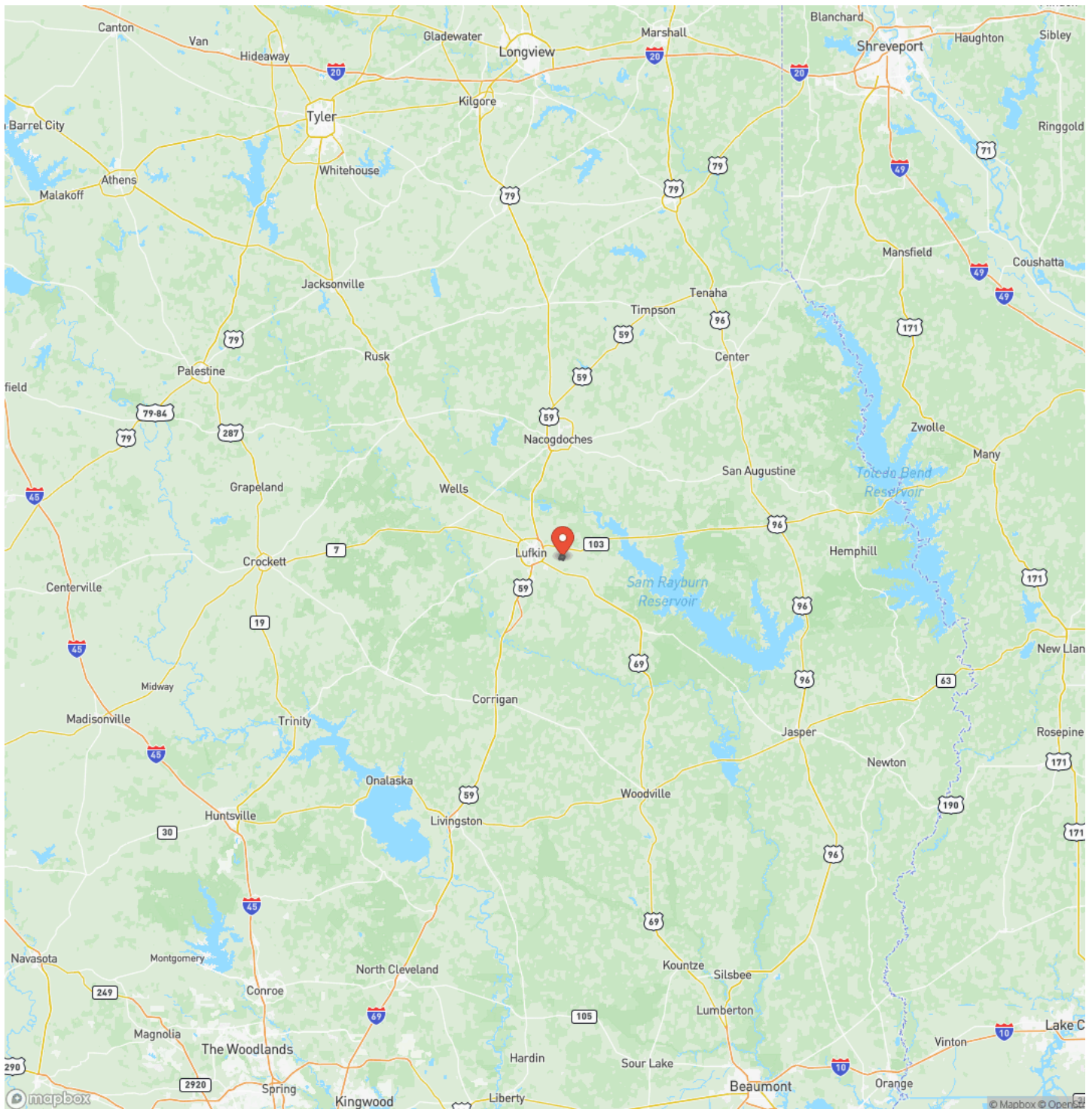
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Locator Map



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Satellite Map



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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

NOTES



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DISCLAIMERS

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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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HomeLand Properties, Inc.
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Huntsville, TX 77340
(936) 295-2500
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