

180 Acres | County Line Road
County Line Road
Livingston, TX 77351

\$921,780
180± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

180 Acres | County Line Road
Livingston, TX / Polk County

SUMMARY

Address

County Line Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Undeveloped Land

Latitude / Longitude

30.6776538923 / -94.6006013757

Taxes (Annually)

618

Acreage

180

Price

\$921,780

Property Website

<https://homelandprop.com/property/180-acres-county-line-road-polk-texas/74182/>



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PROPERTY DESCRIPTION

Little Hickory Creek

Owner Financing Available!

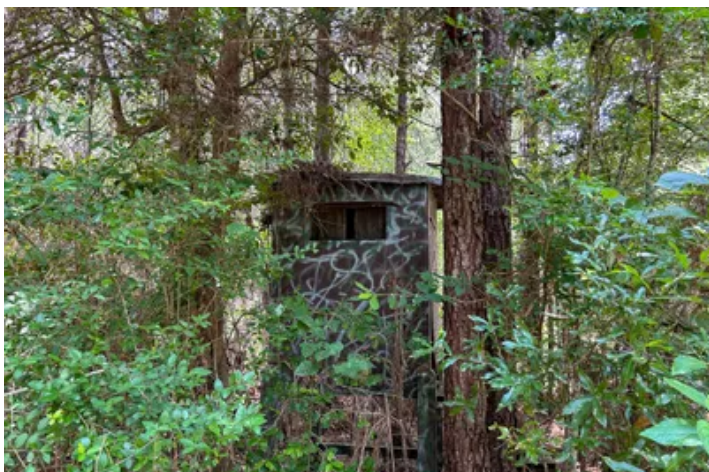
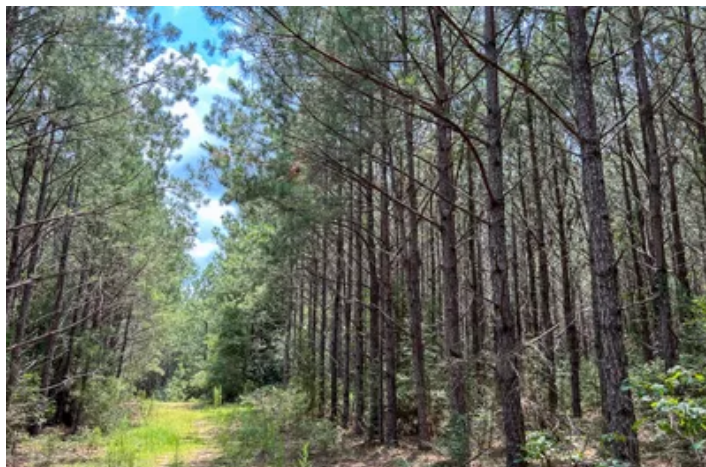
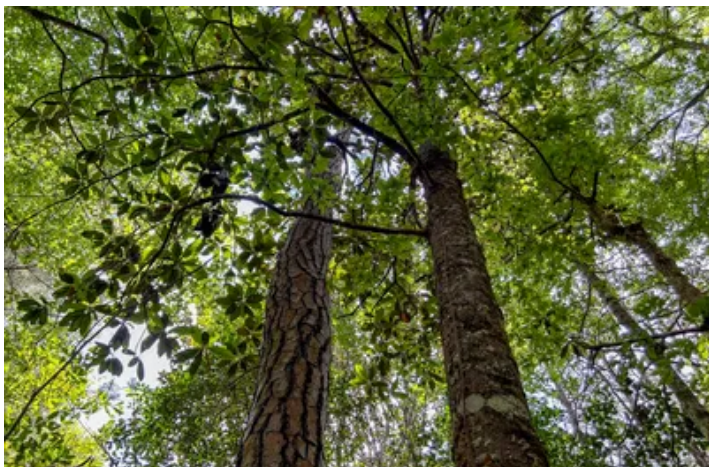
This heavily forested property has many appealing aspects typical of land in the Big Thicket area. In between sandy ridges consisting of well-stocked planted pine are hammocks with native timber, clear springs and creeks including Little Hickory Creek and Woods Creek. The planted pine established in 2009 makes up about half of the acreage and is ready for a first thinning or could continue to grow a few more years. The native timber is a mixture of hardwoods and pine including chestnut oaks, cypress, sweetbay, and magnolias. Usable as a timber farm, hunting, recreation, cabin location, and investment. County road frontage with electricity along the road. Exactly ten miles to the Naskila Casino. Several Big Thicket National Preserve units in the area. Peaceful, rural location easily found and accessed. Portions of the property are in the floodplain. Areas with planted pine do not flood. Contact us about this unique East Texas property!



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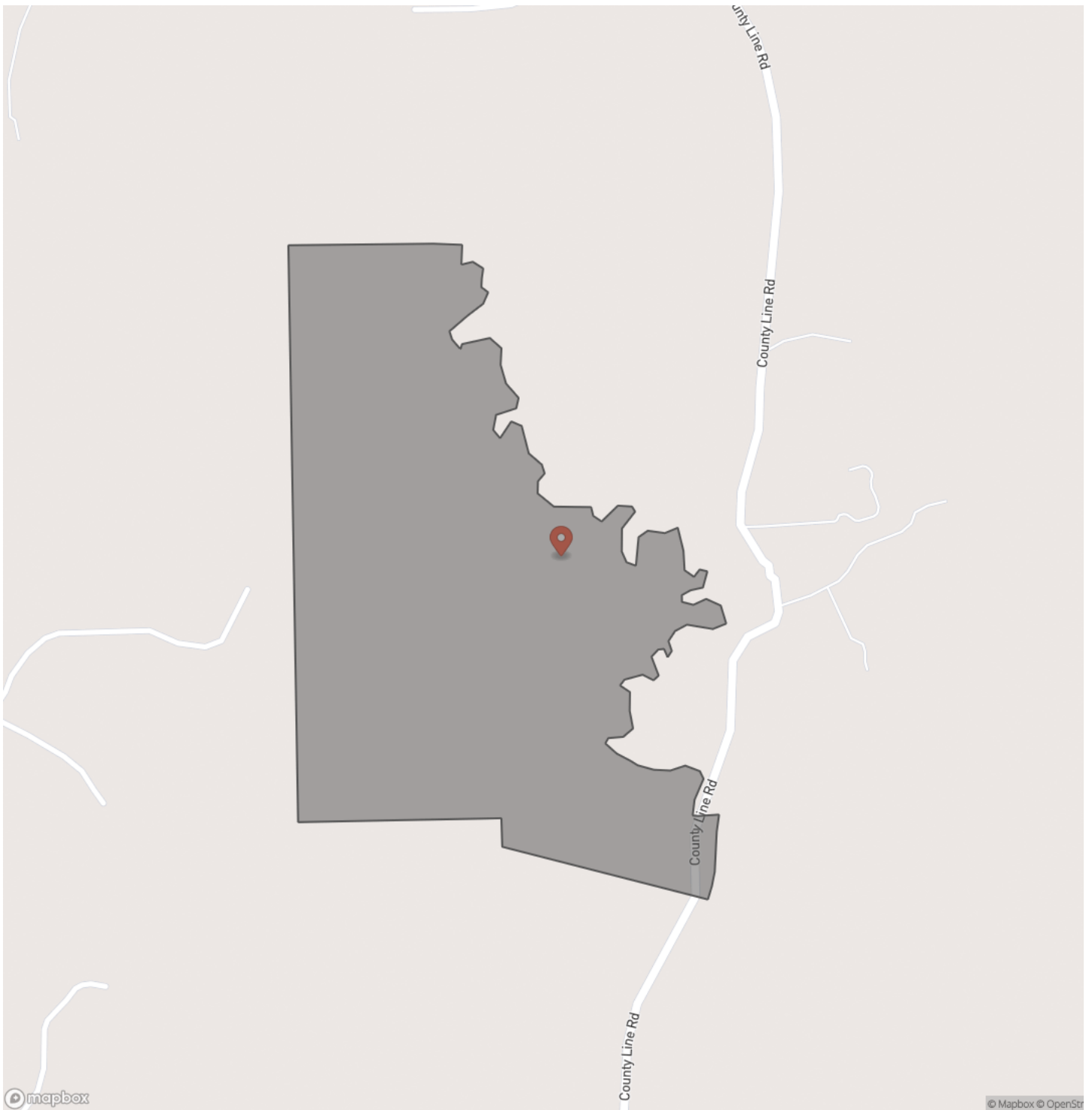


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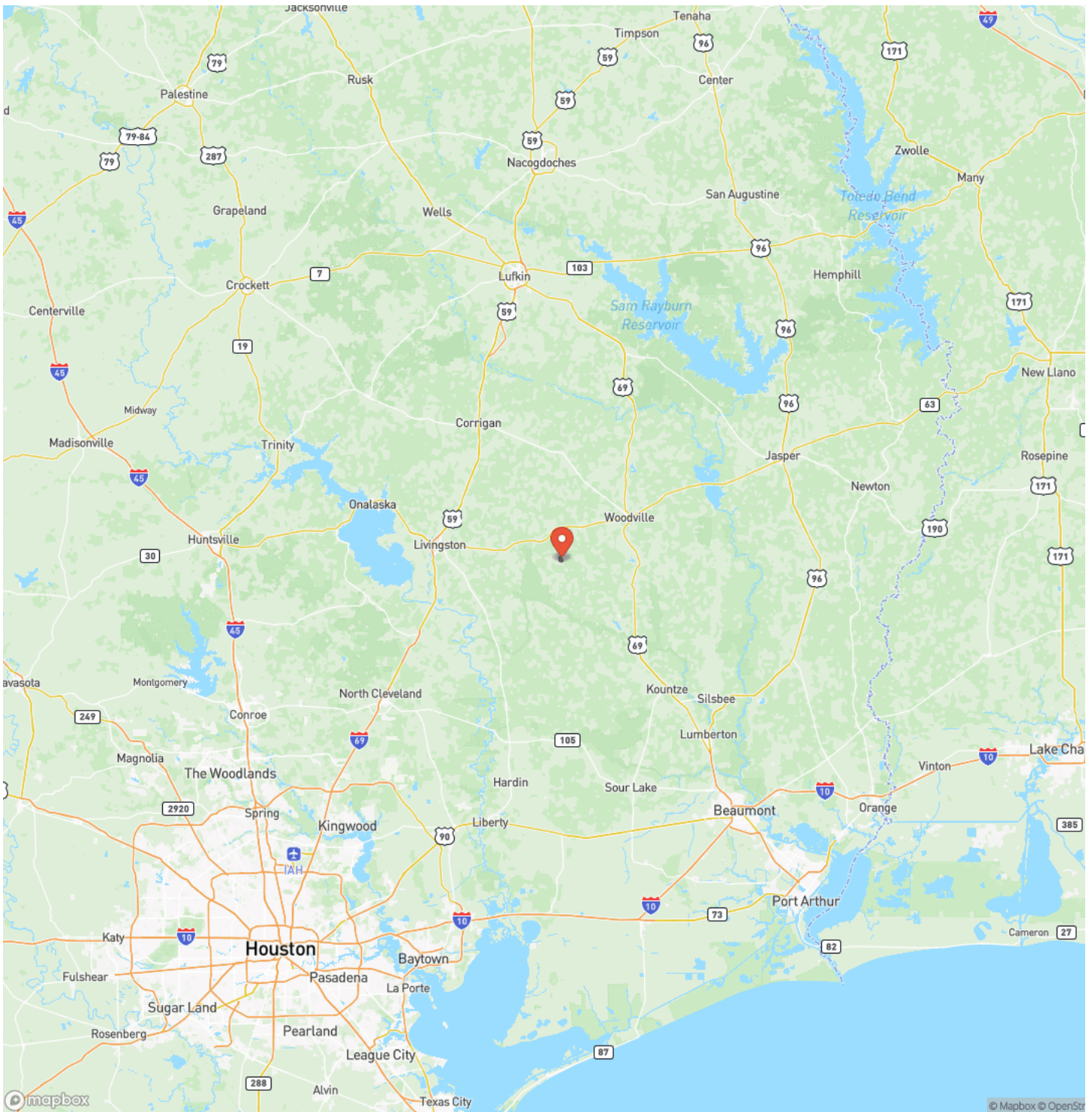
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Locator Map



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Locator Map



180 Acres | County Line Road
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Ratcliff

Mobile

(936) 675-3793

Email

scott@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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This image shows a single 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.



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



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