

64 Acres | 3320 FM 3065
3320 FM 3065
Colmesneil, TX 75938

\$437,444
64.33± Acres
Tyler County



**64 Acres | 3320 FM 3065
Colmesneil, TX / Tyler County**

SUMMARY

Address

3320 FM 3065

City, State Zip

Colmesneil, TX 75938

County

Tyler County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

30.866535 / -94.387291

Taxes (Annually)

\$5,534

Acreage

64.33

Price

\$437,444

Property Website

<https://homelandprop.com/property/64-acres-3320-fm-3065/tyler/texas/96030/>



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PROPERTY DESCRIPTION

Sweet Musket Ranch

Privacy, easy access, and utilities come together on this versatile property, historically used as a personal retreat and ranch. The land is equipped with electricity and a water well, offering a solid foundation for future plans. Two separate entrances, a storage shed, RV, and a fire pit/seating area for these upcoming winter nights! Notable topography throughout. Timber exemption in place for lower taxes. This property is ready to be shaped to your desire!

Utilities: Electric available, Water by well

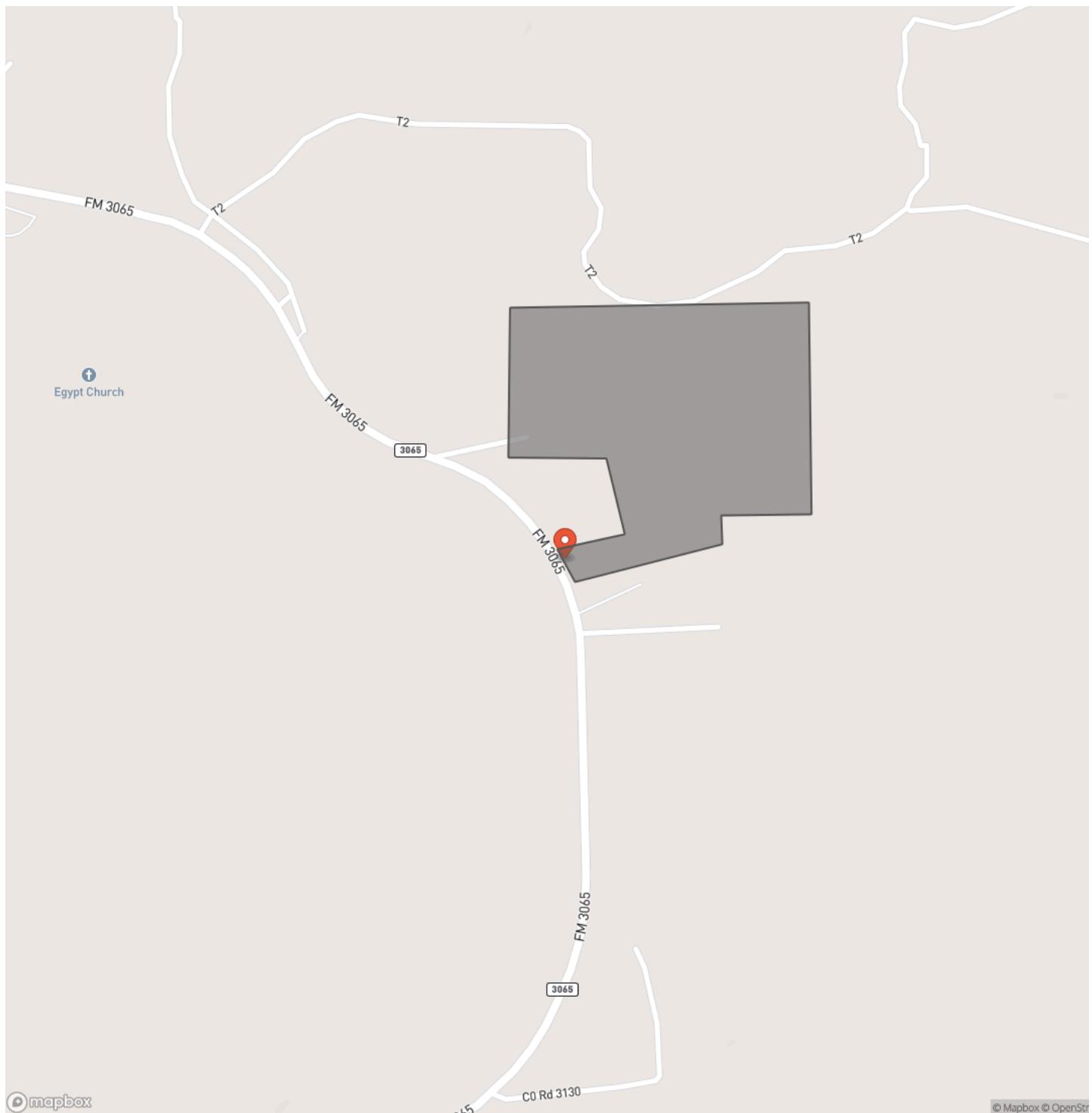
Utility Providers: Entergy

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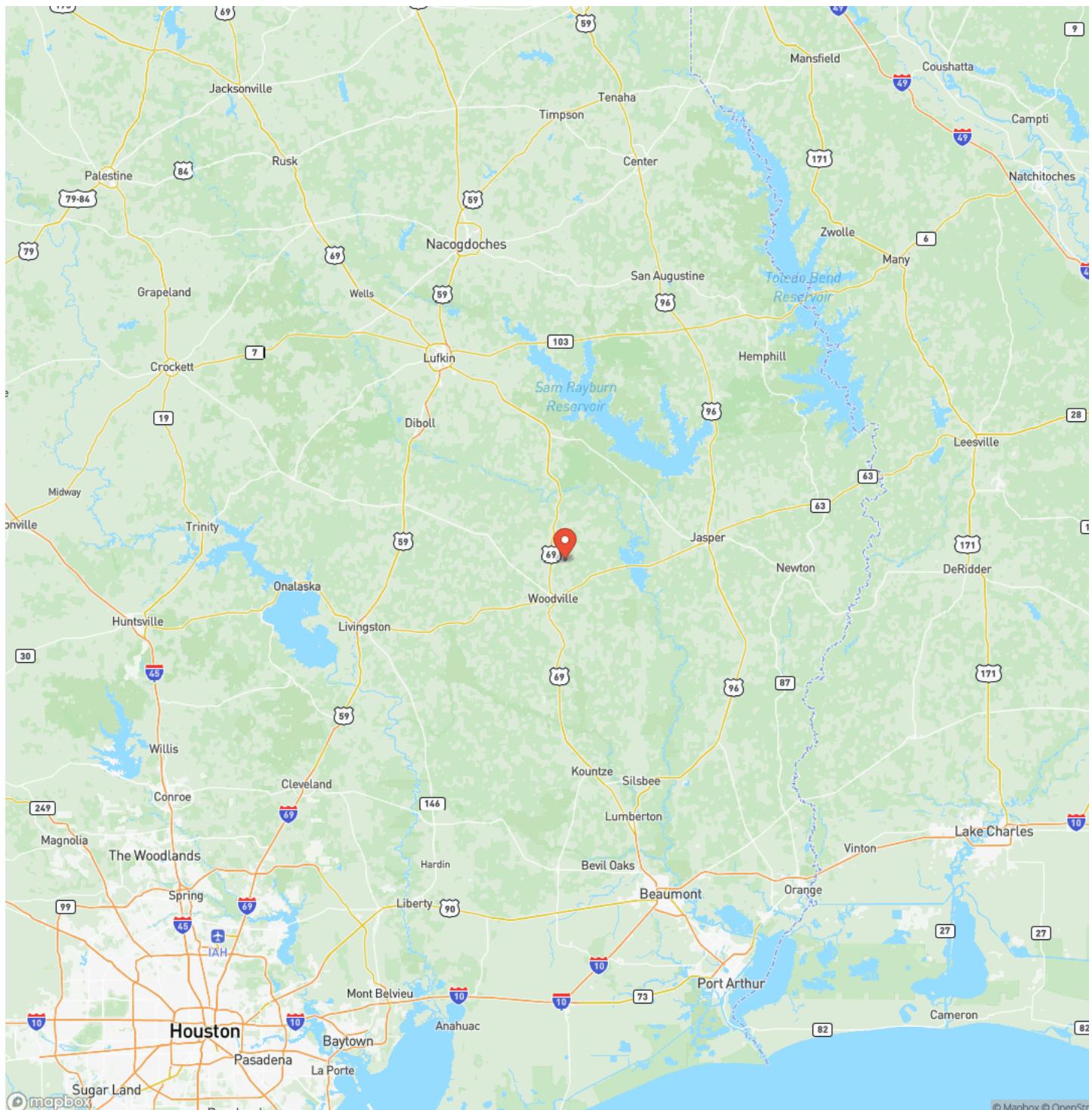


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Locator Map

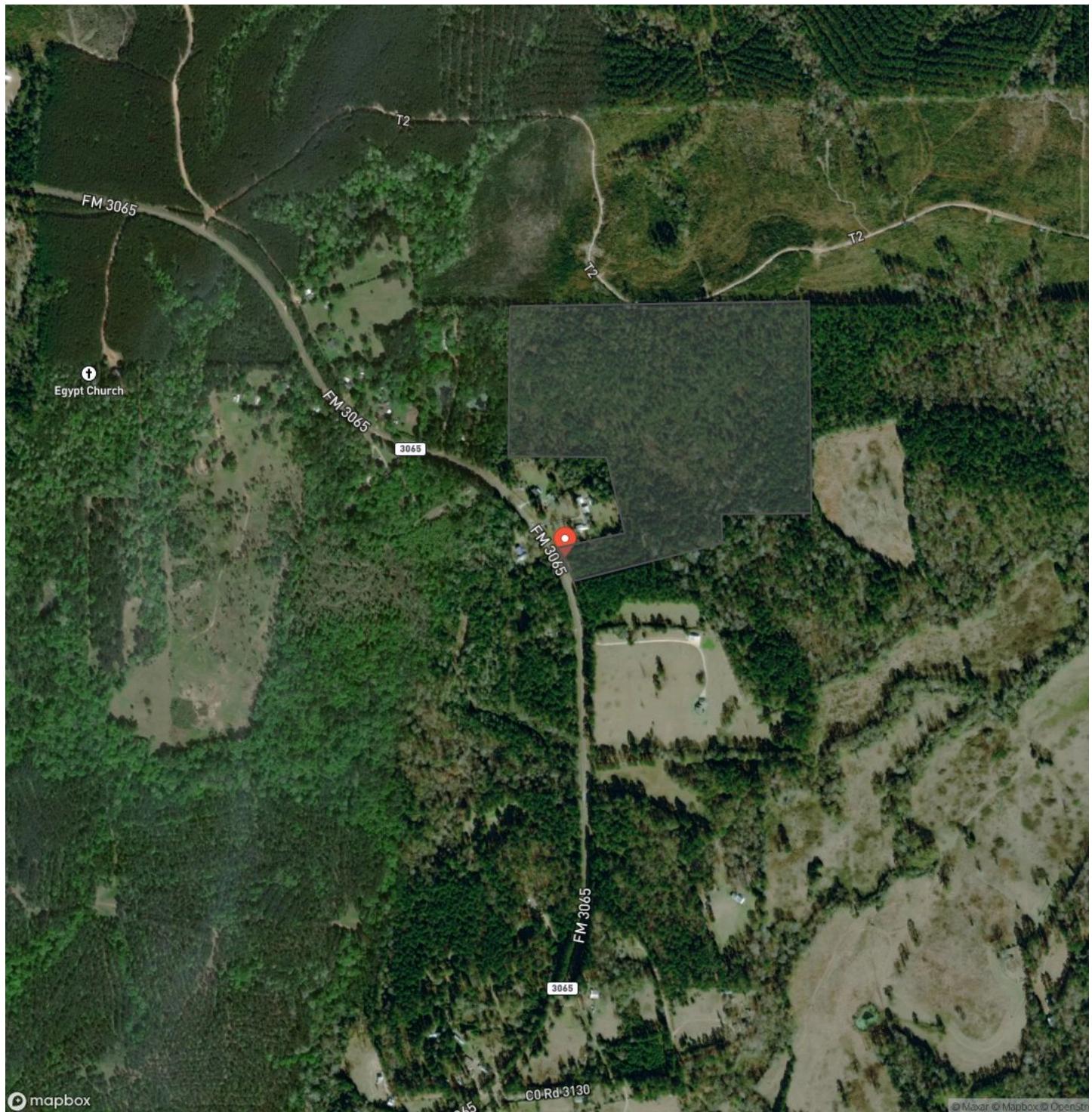


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mikayla Burris

Mobile

(936) 230-7051

Office

(936) 295-2500

Email

mikayla@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

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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