

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

**\$437,444**  
64.33± Acres  
Tyler County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



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**Colmesneil, TX / Tyler County**

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## **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**

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#### **Sweet Muskiet 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!

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**Utilities:** Electric available, Water by well

**Utility Providers:** Entergy



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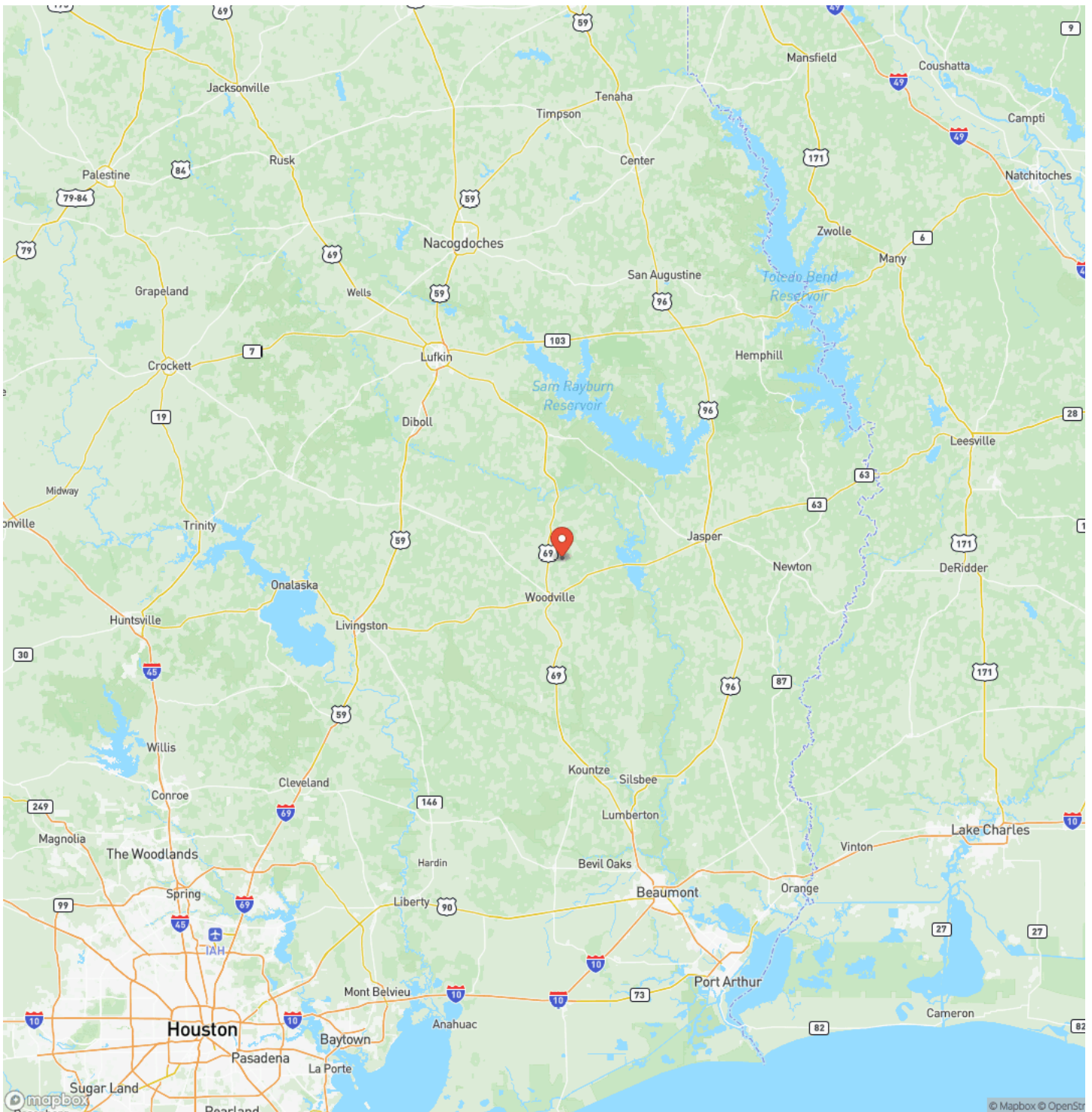


## Locator Map





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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



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## 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.



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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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