47 Acres | T-5 | County Road 4302 | 3706
County Road 4302
De Kalb, TX 75559

$270,825
47.100± Acres
Bowie County

HOMELAND PROPERTIES

MORE INFO ONLINE:

www.homelandprop.com

47 Acres | T-5 | County Road 4302 | 3706
De Kalb, TX / Bowie County

SUMMARY

Address
County Road 4302

City, State Zip
De Kalb, TX 75559

County
Bowie County

Type
Recreational Land, Undeveloped Land

Latitude / Longitude
33.494918 / -94.684225

Acreage
47.100

Price
$270,825

Property Website
https://homelandprop.com/property/47-acres-t-5-county-road-4302-3706-bowie-texas/96818/

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De Kalb, TX / Bowie County

PROPERTY DESCRIPTION

1st time open market offering, historically managed for timber production. Great size and shaped tract. Primarily comprised of 1st thinned pine plantation, including a great mix of native hardwoods. Excellent frontage on both CR 4251 and Cr 4302. Electricity available by extension.

Utilities: Electricity available

Utility Provider: Bowie Cass Electric Cooperative

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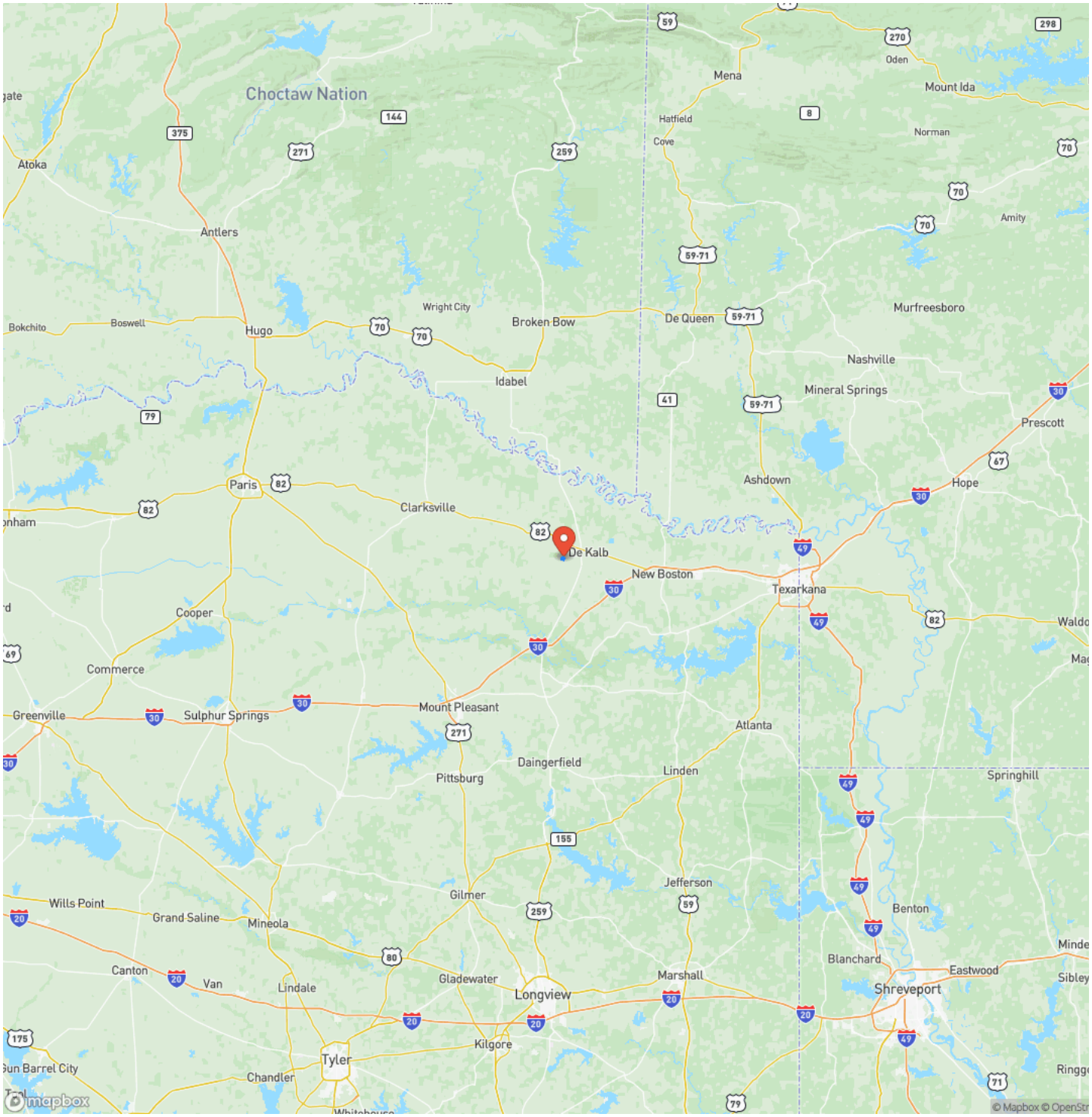
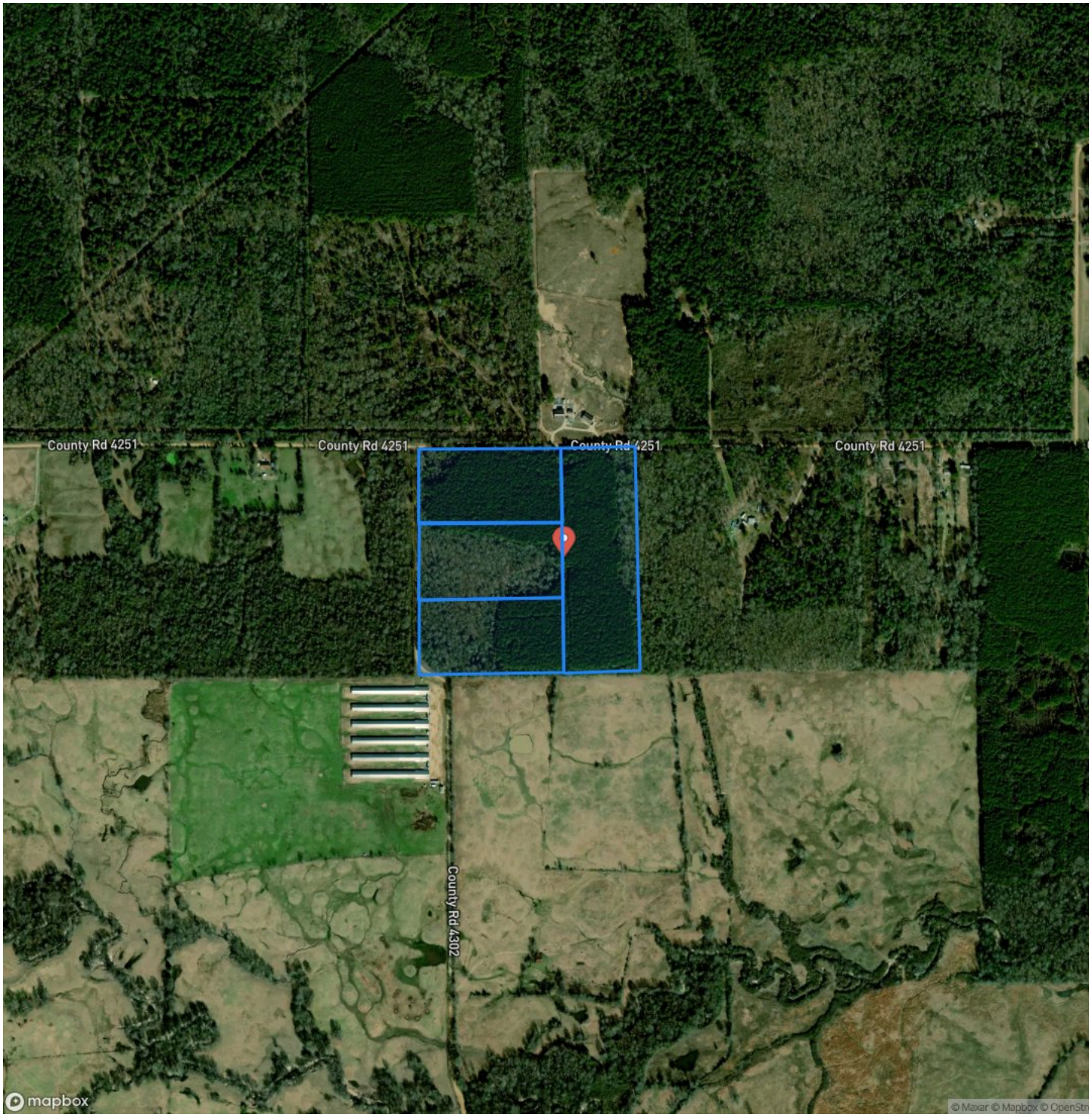
Locator Map

County Rd 4251
County Rd 4251
County Rd 4251
County Rd 4251
County Rd 4302
mapbox
© Mapbox © OpenStr

Locator Map


Choctaw Nation
Atoka
Antlers
Bokchito
Boswell
Hugo
Wright City
Broken Bow
Idabel
Paris
Clarksville
De Kalb
New Boston
Texarkana
Cooper
Commerce
Greenville
Sulphur Springs
Mount Pleasant
Pittsburg
Daingerfield
Linden
Atlanta
Springhill
Wills Point
Grand Saline
Mineola
Canton
Van
Lindale
Gilmer
Gladewater
Longview
Jefferson
Marshall
Benton
Blanchard
Eastwood
Shreveport
Kilgore
Tyler
Chandler
Mena
Oden
Mount Ida
Hatfield
Cove
Norman
Amity
De Queen
Murfreesboro
Nashville
Mineral Springs
Prescott
Ashdown
Hope
mapbox

Satellite Map



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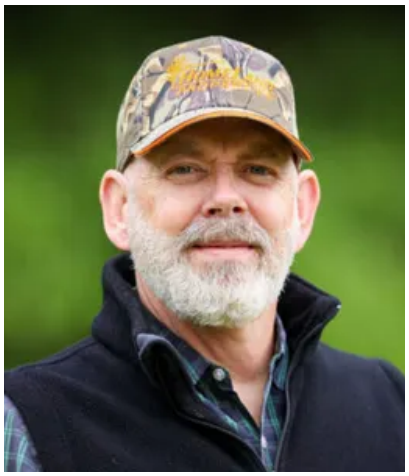
De Kalb, TX / Bowie County

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

NOTES

NOTES

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.

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com