

178 Acres | Fresenius Rd | 01191
Fresenius Rd
Silsbee, TX 77656

\$890,000
178± Acres
Hardin County



MORE INFO ONLINE:
www.homelandprop.com

178 Acres | Fresenius Rd | 01191
Silsbee, TX / Hardin County

SUMMARY

Address

Fresenius Rd

City, State Zip

Silsbee, TX 77656

County

Hardin County

Type

Commercial, Undeveloped Land

Latitude / Longitude

30.356244 / -94.216451

Acreage

178

Price

\$890,000

Property Website

<https://homelandprop.com/property/178-acres-fresenius-rd-01191/hardin/texas/97428/>



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PROPERTY DESCRIPTION

DEVELOPMENT ! On the fringe of the City of Silsbee, Texas. Several newly developed tracts around and in the area. Good access on Fresenius Road. Sloping topography with very minimal to no floodplain per the topography map herein. Wooded in pine plantation with mixed hardwoods. Low traffic yet easily accessible. Utilities available, subject to confirmation and capacity depending on usage/density.

Utilities: Electric available, Water available

Utility providers: Entergy, City of Silsbee WSC



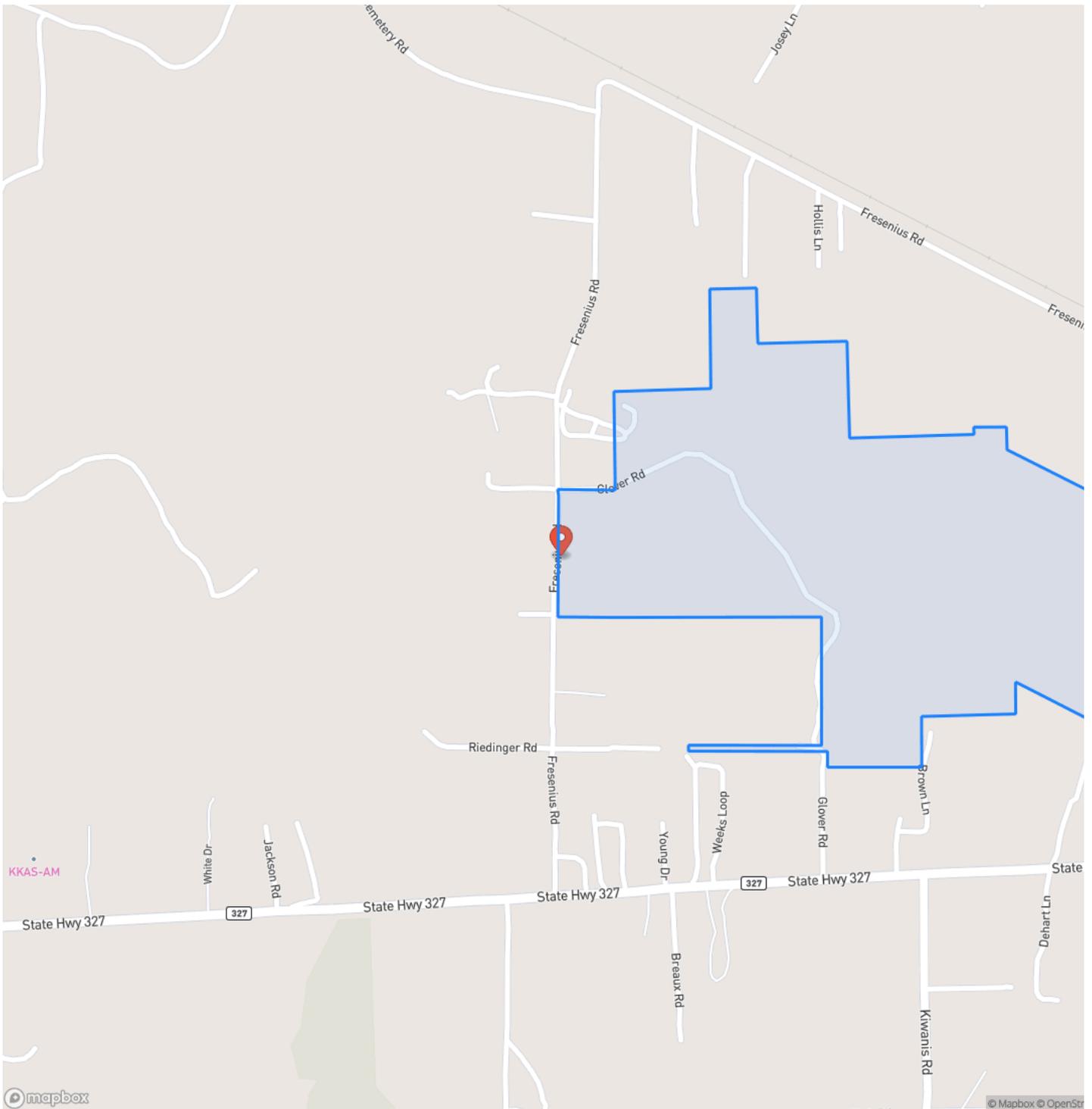
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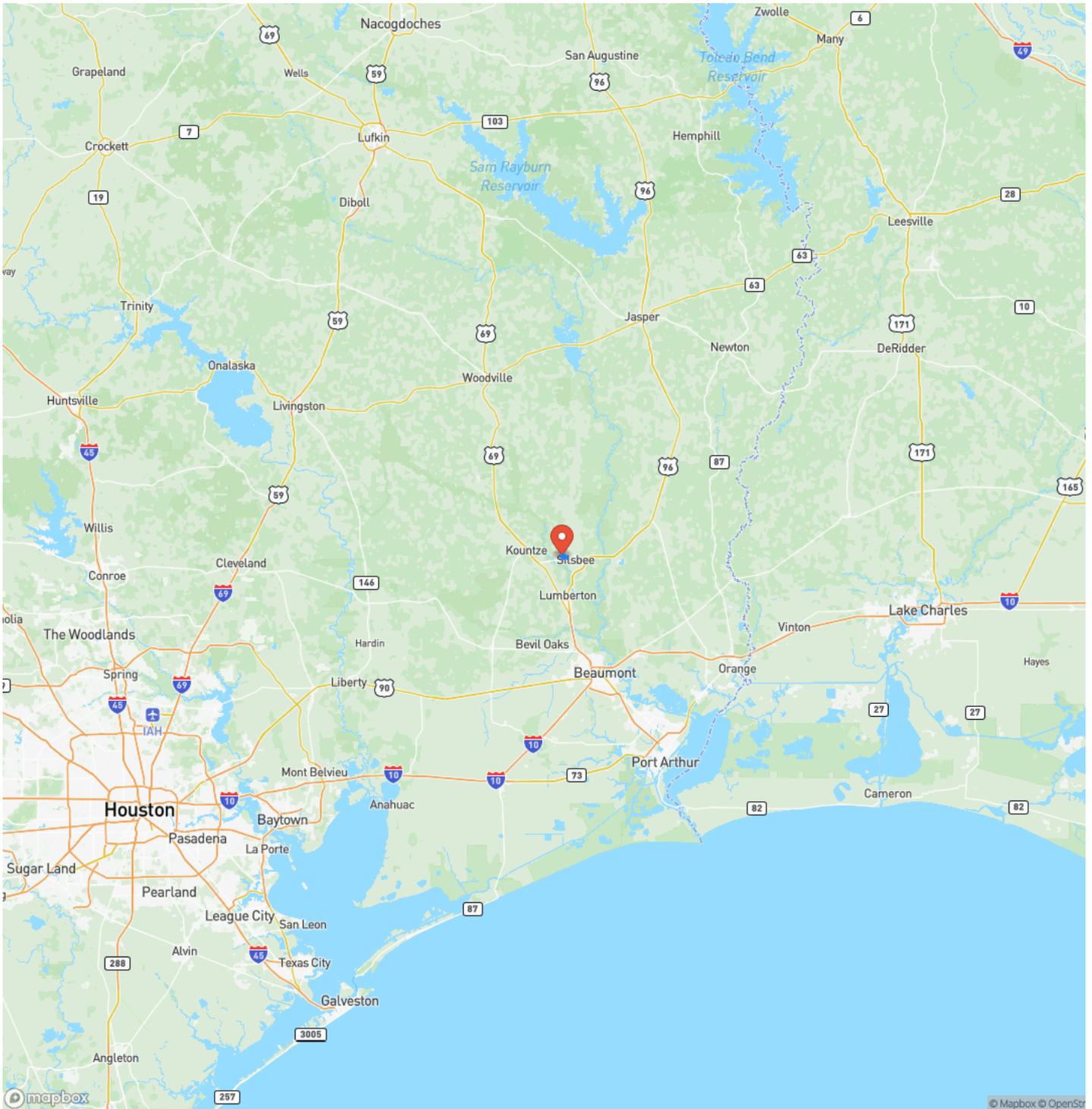


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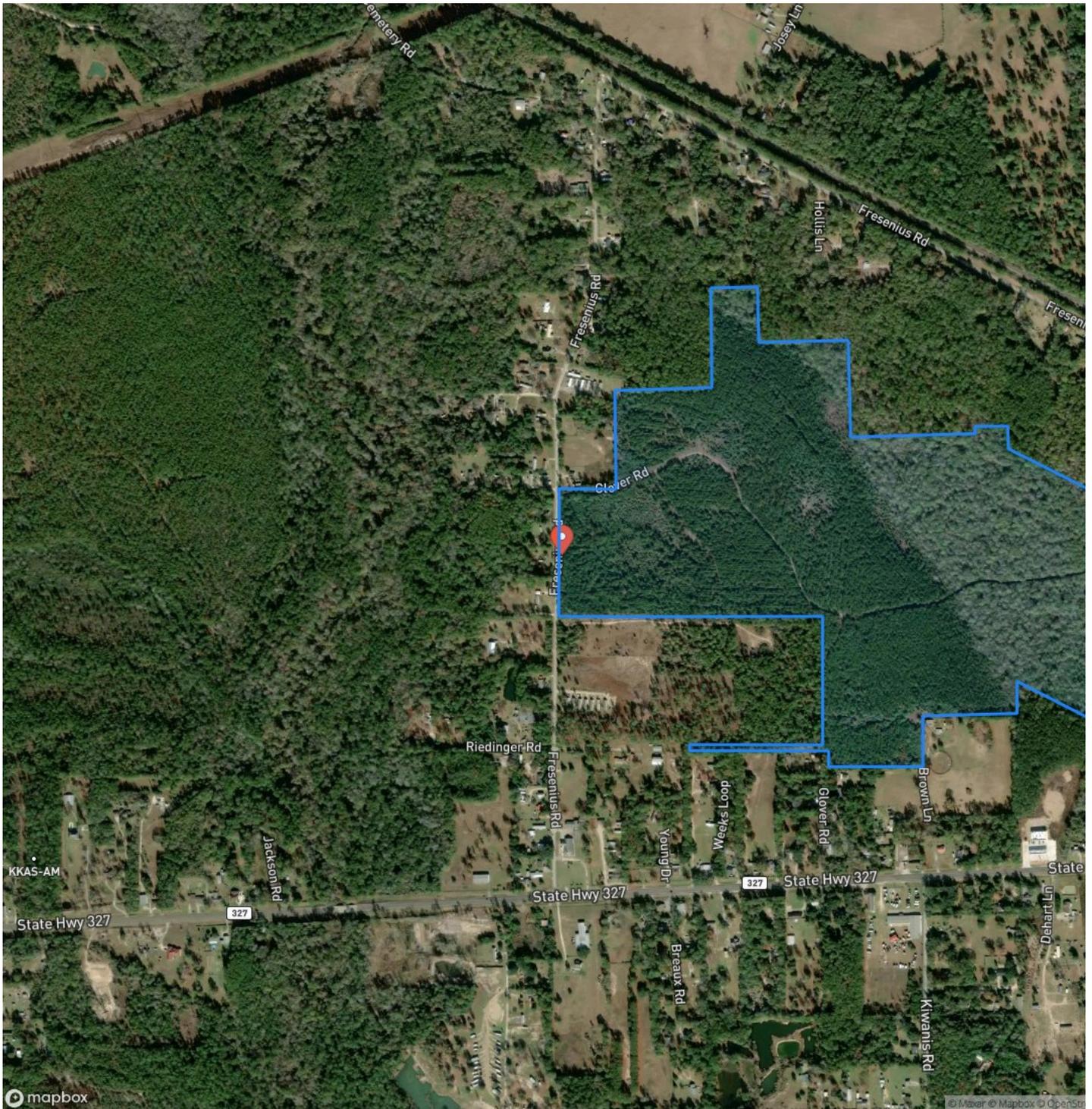
Locator Map



Locator Map



Satellite Map



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. Utility, pipeline. 2 dry holes according to the Texas RRC.



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