

107 Upper Branch Way | Palo Pinto, Texas
Upper Branch Way
Palo Pinto, TX 76484

\$100,000
5± Acres
Palo Pinto County



107 Upper Branch Way | Palo Pinto, Texas

Palo Pinto, TX / Palo Pinto County

SUMMARY

Address

Upper Branch Way

City, State Zip

Palo Pinto, TX 76484

County

Palo Pinto County

Type

Recreational Land

Latitude / Longitude

32.7061911 / -98.2498274

Taxes (Annually)

\$6

Acreage

5

Price

\$100,000

Property Website

<https://homelandprop.com/property/107-upper-branch-way-palo-pinto-texas/palo-pinto/texas/74075/>



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PROPERTY DESCRIPTION

River Canyon Ranch is a private gated community with unique views of the Palo Pinto Mountains which were carved by the historic Brazos river. This property is partially wooded and has a perfect homesite location in the middle of the property. Free ranging cattle within the community allow for each property to stay under agricultural exemption. Electricity is readily available but you would need to install water and septic.

Make this property your one of a kind get-a-way!

Utilities: Electricity available

Utility Providers: Oncor Electric

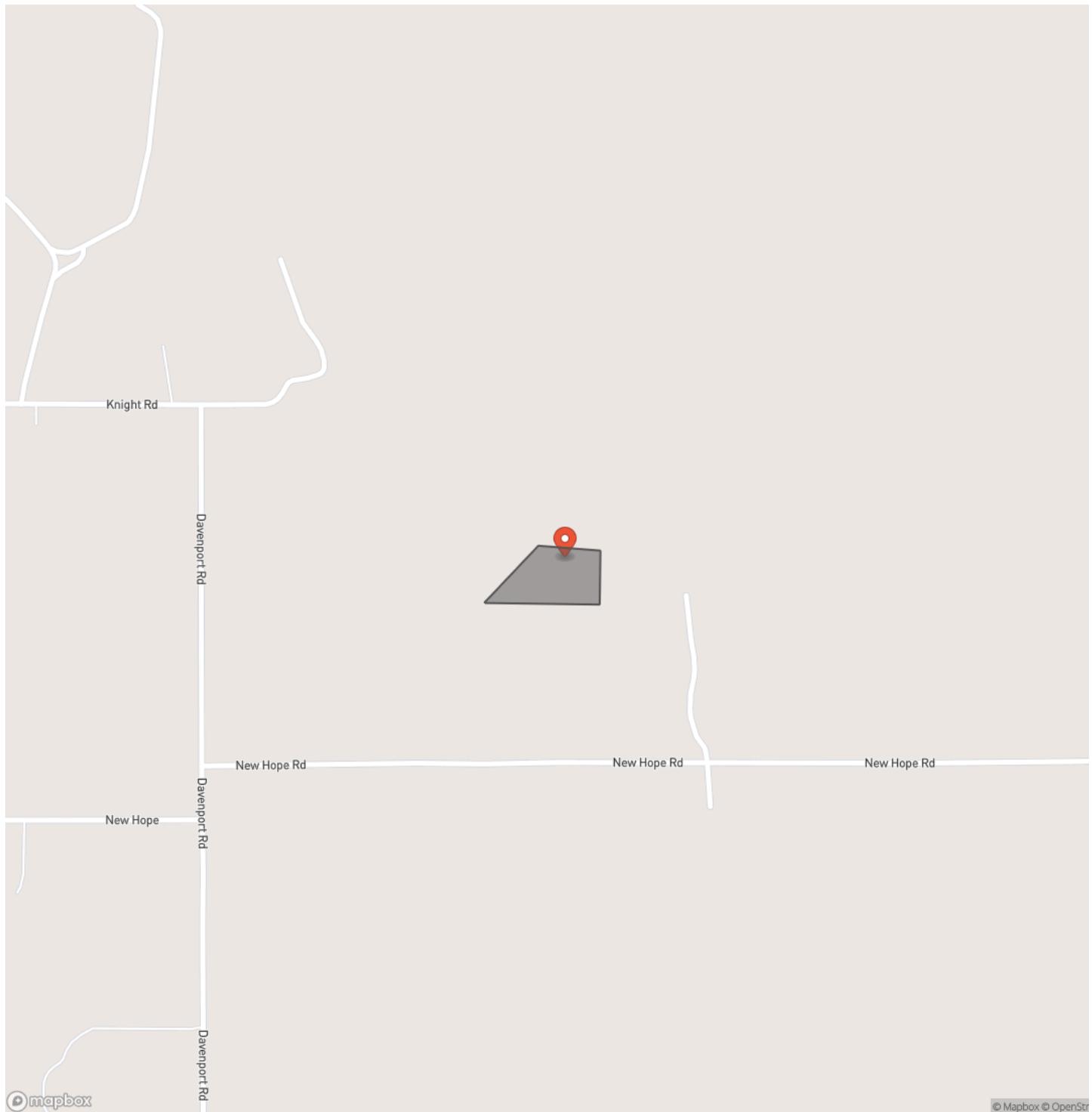
School District: Santo ISD

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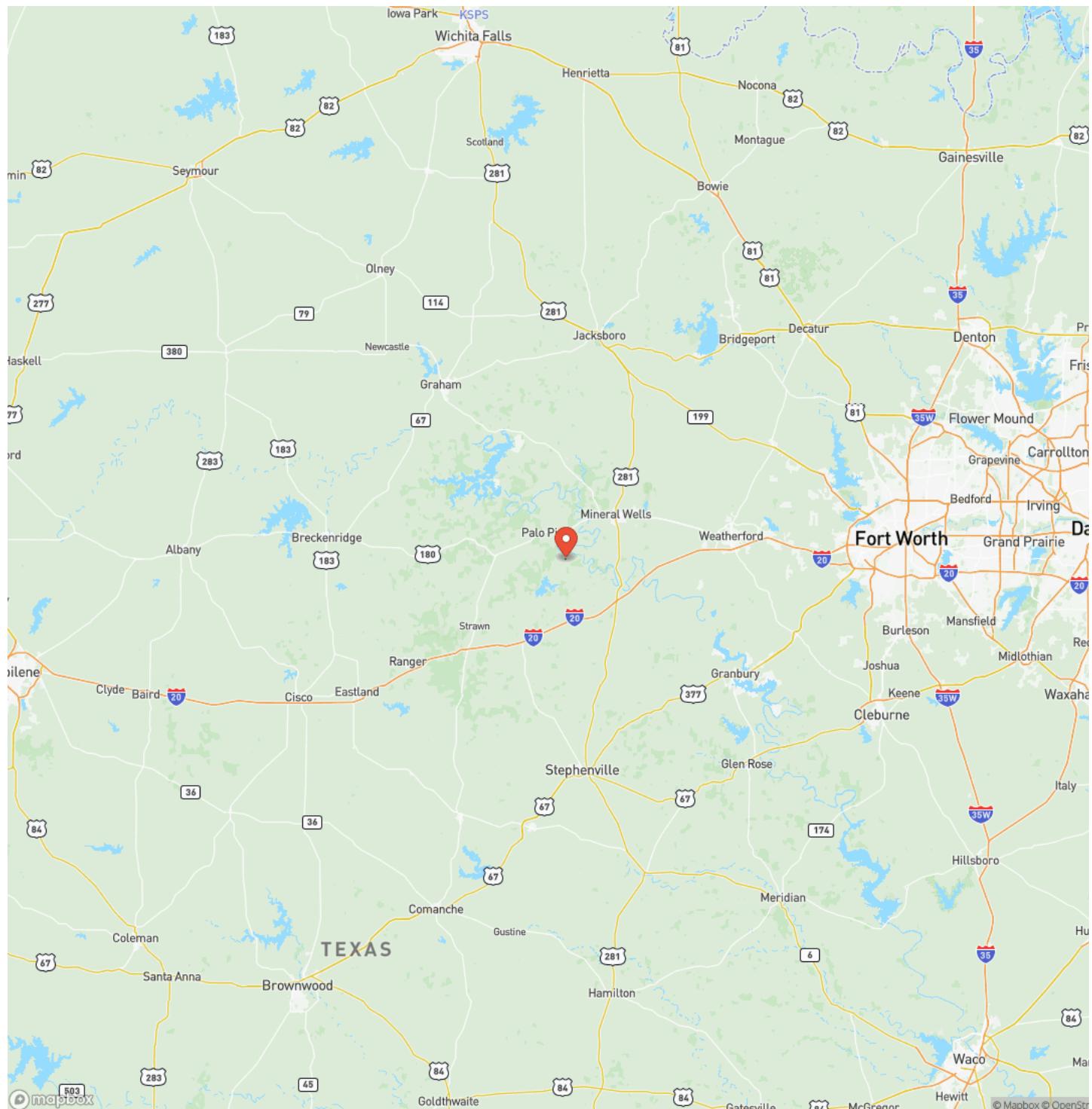


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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Miller Cox

Mobile

(817) 899-0372

Email

miller@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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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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