

21 Acres | T-1 | FM 1746  
FM 1746  
Town Bluff, TX 77660

**\$120,750**  
21± Acres  
Tyler County



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

**21 Acres | T-1 | FM 1746**  
**Town Bluff, TX / Tyler County**

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**SUMMARY**

**Address**

FM 1746

**City, State Zip**

Town Bluff, TX 77660

**County**

Tyler County

**Type**

Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

30.789162 / -94.184406

**Acreage**

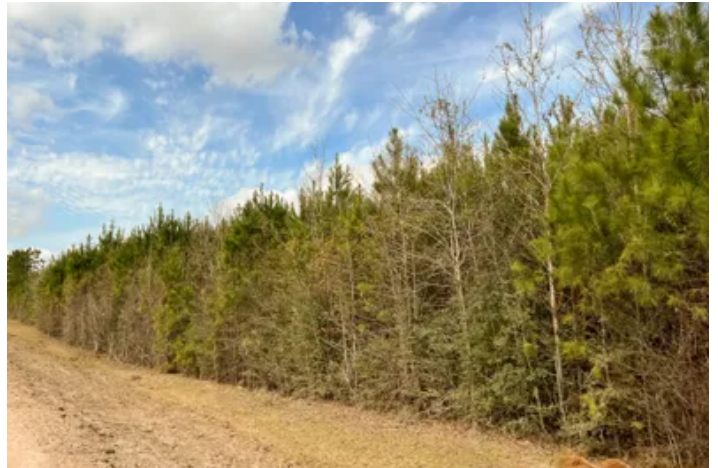
21

**Price**

\$120,750

**Property Website**

<https://homelandprop.com/property/21-acres-t-1-fm-1746-tyler-texas/73104/>



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### **PROPERTY DESCRIPTION**

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**First time open market offering with historical forestry ownership! Varying aged pine with mixed hardwoods and various SMZ's (streamside management zones) for diversity. Electricity and water readily available along paved FM 1746 frontage. Easy conversion to pasture with electricity readily available at the road. Investment, recreation, or homesite! Located just west of the famous Neches River overlook below B.A. Steinhagen Dam B. Close enough for varying water recreation activities.**

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*\*Photos are not tract specific*

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**Utilities:** Electricity available, water available

**Utility Provider:** Sam Houston Electric Cooperative, Tyler County SUD

**School District:** Woodville ISD



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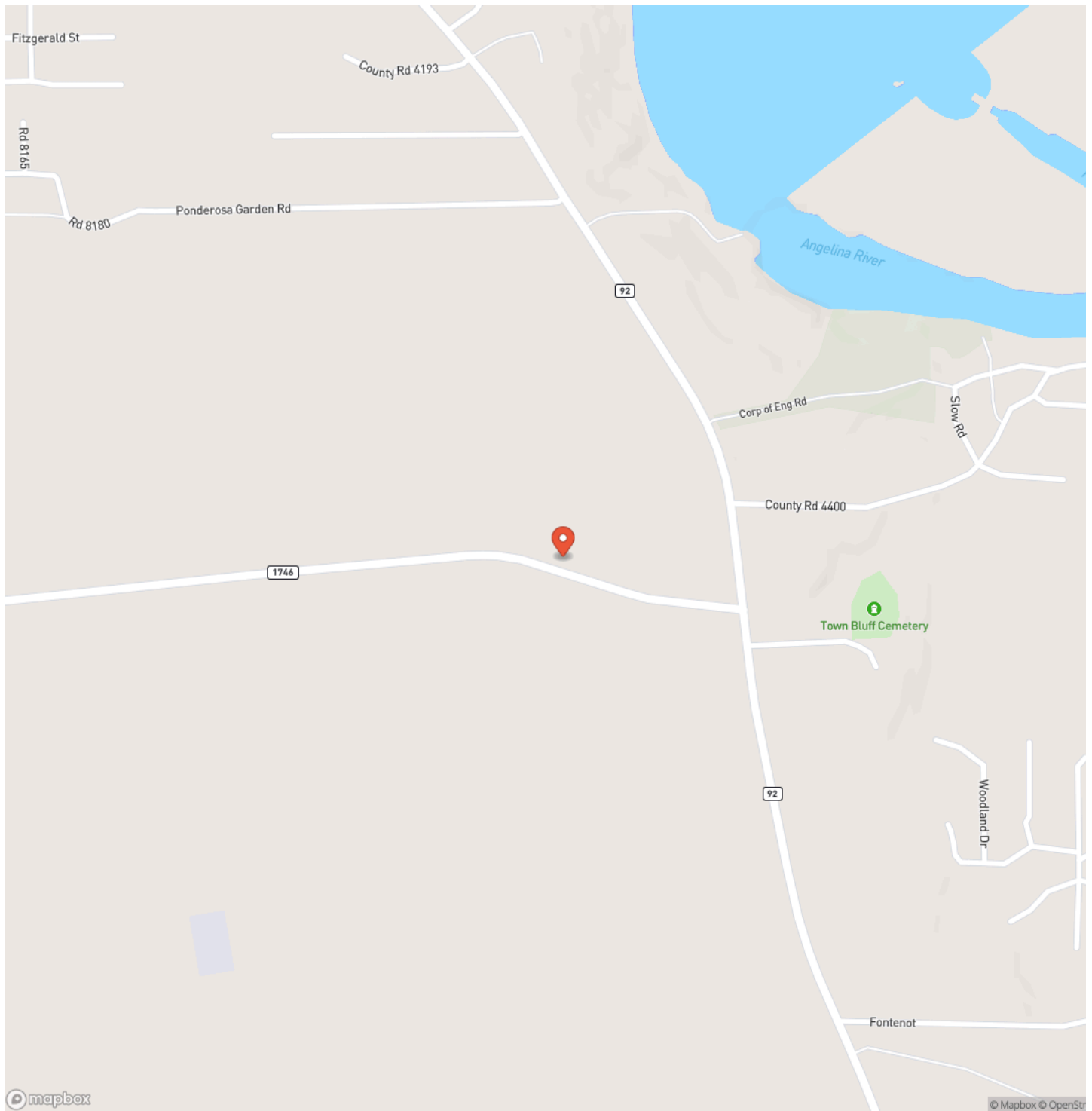
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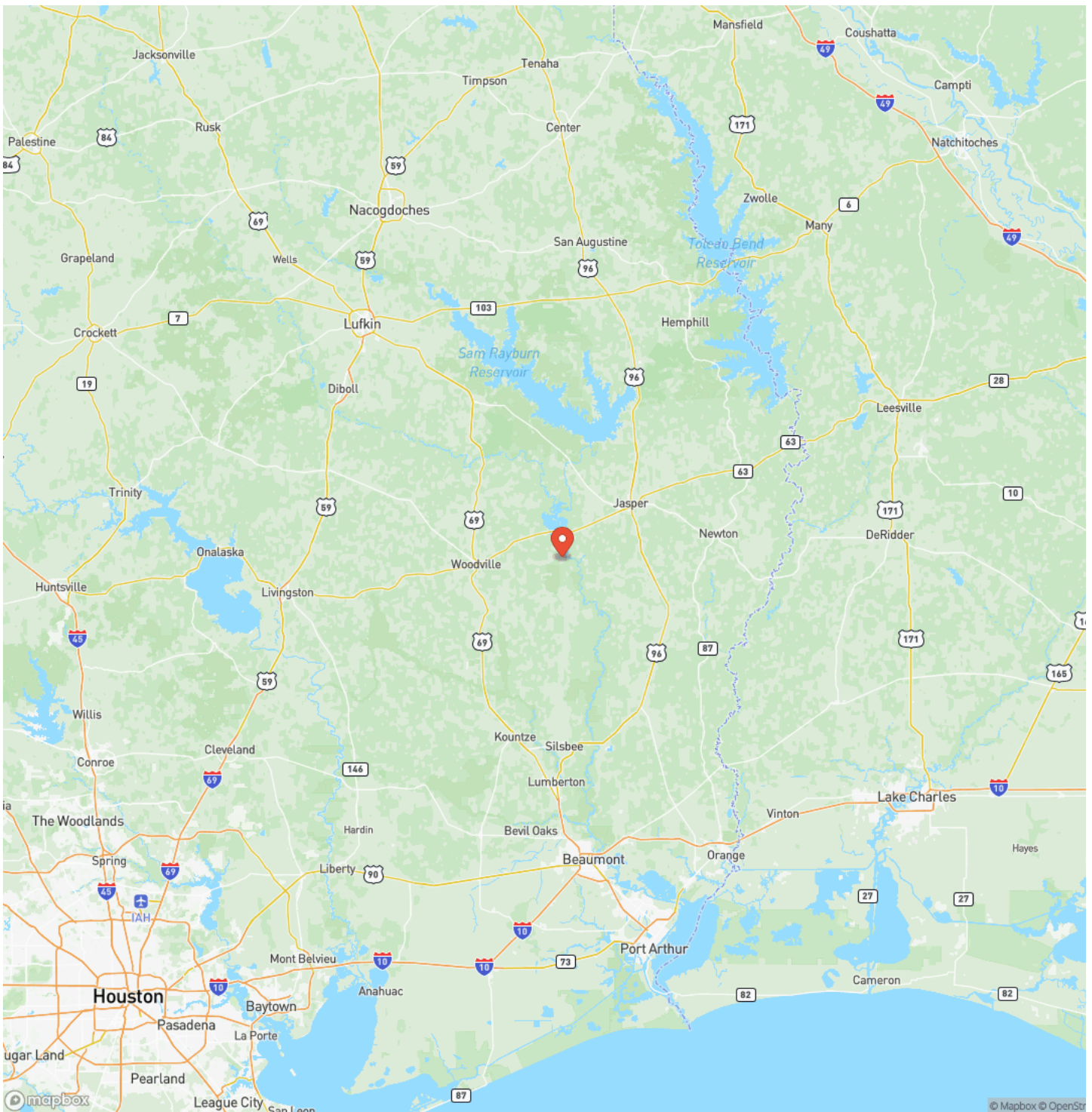


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## Locator Map

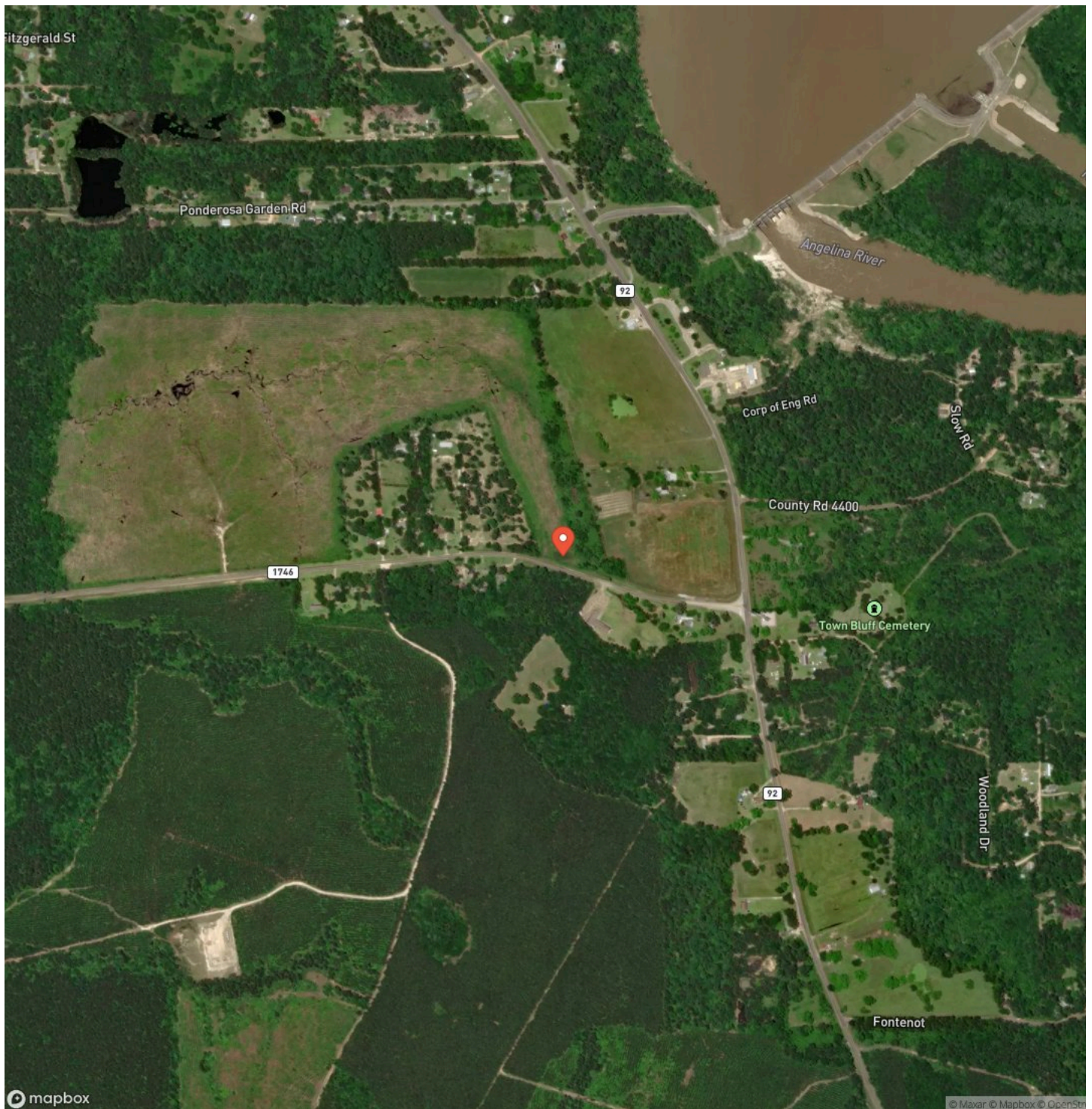


## Locator Map



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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Andy Flack

## Mobile

(936) 295-2500

## Email

agents@homelandprop.com

## Address

1600 Normal Park Dr

## City / State / Zip

## NOTES



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**www.homelandprop.com**

## 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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**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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