

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

\$120,750
21± Acres
Tyler County



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

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

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.

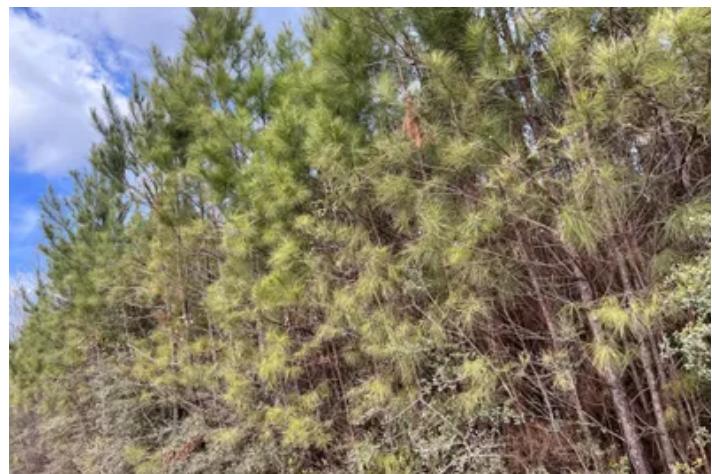
**Photos are not tract specific*

Utilities: Electricity available, water available

Utility Provider: Sam Houston Electric Cooperative, Tyler County SUD

School District: Woodville ISD

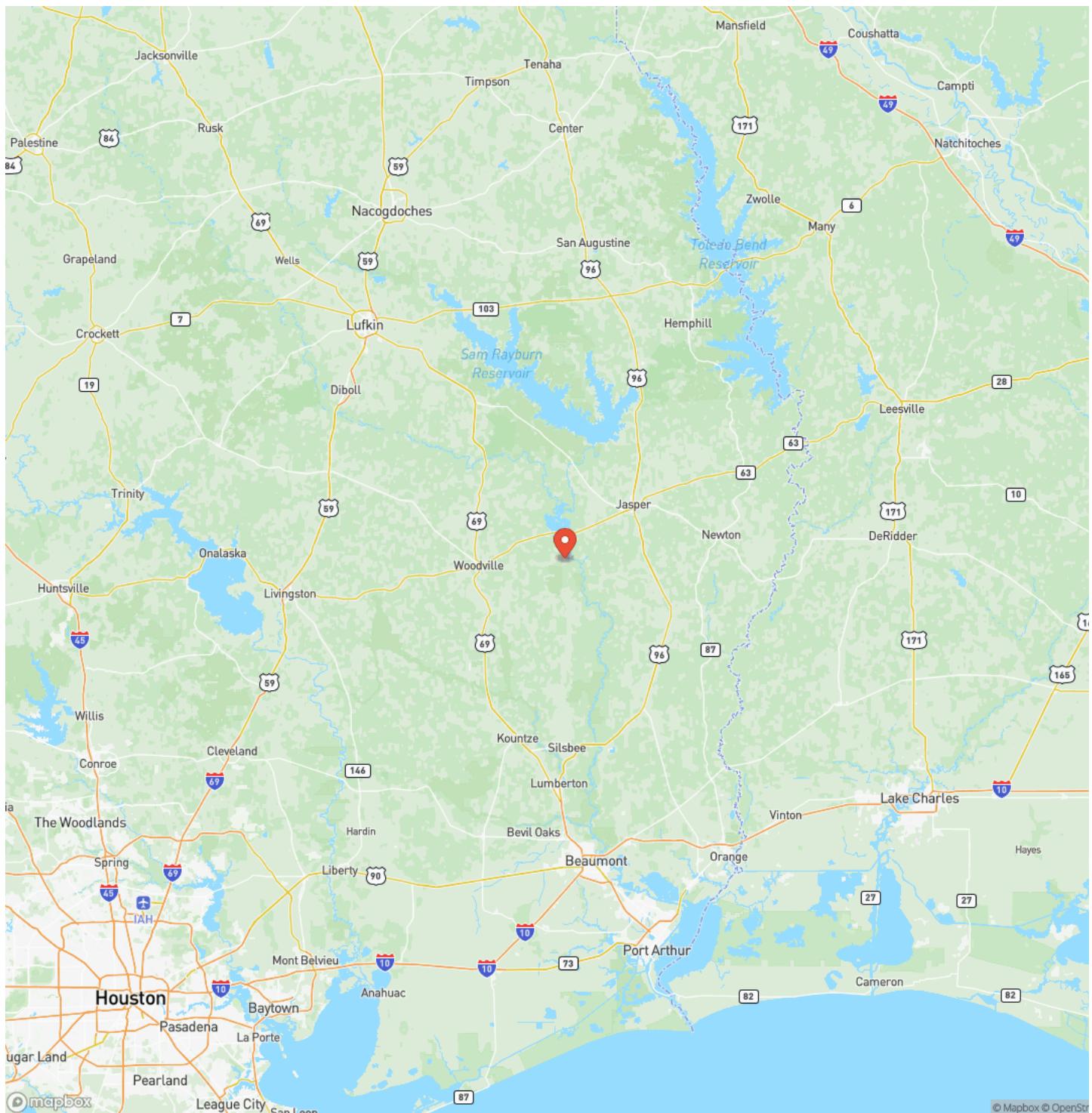
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Locator Map

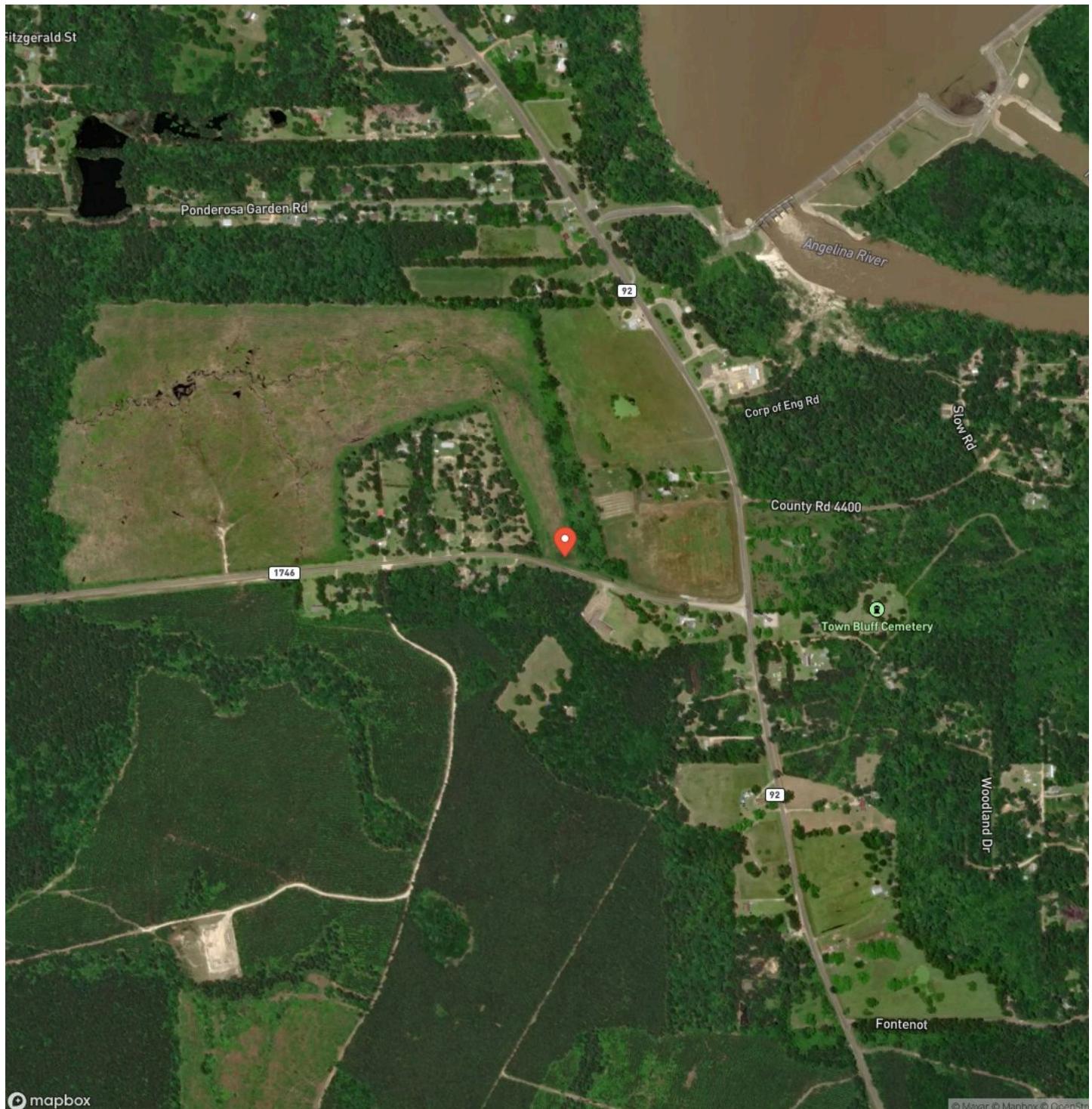


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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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.

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