

22 Acres | T-6 | FM 1746
FM 1746
Spurger, TX 77660

\$132,000
22± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

22 Acres | T-6 | FM 1746
Spurger, TX / Tyler County

SUMMARY

Address

FM 1746

City, State Zip

Spurger, TX 77660

County

Tyler County

Type

Undeveloped Land

Latitude / Longitude

30.788705 / -94.195395

Acreage

22

Price

\$132,000

Property Website

<https://homelandprop.com/property/22-acres-t-6-fm-1746-tyler-texas/76859/>



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PROPERTY DESCRIPTION

First time open market offering with historical forestry ownership! Electricity and water readily available along paved FM 1746 frontage. 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. This tract shares access with Tract 7 (73353).

**Photos are not tract specific. For harvested areas, chemical site prepped in 2022, machine planted 519 trees/acre in Feb 2024. Herbicided in June 2024. Arborgen Loblolly pine.*

Utilities: Electricity available, water available

Utility Provider: Sam Houston Electric Cooperative, Tyler County SUD

School District: Woodville ISD



MORE INFO ONLINE:

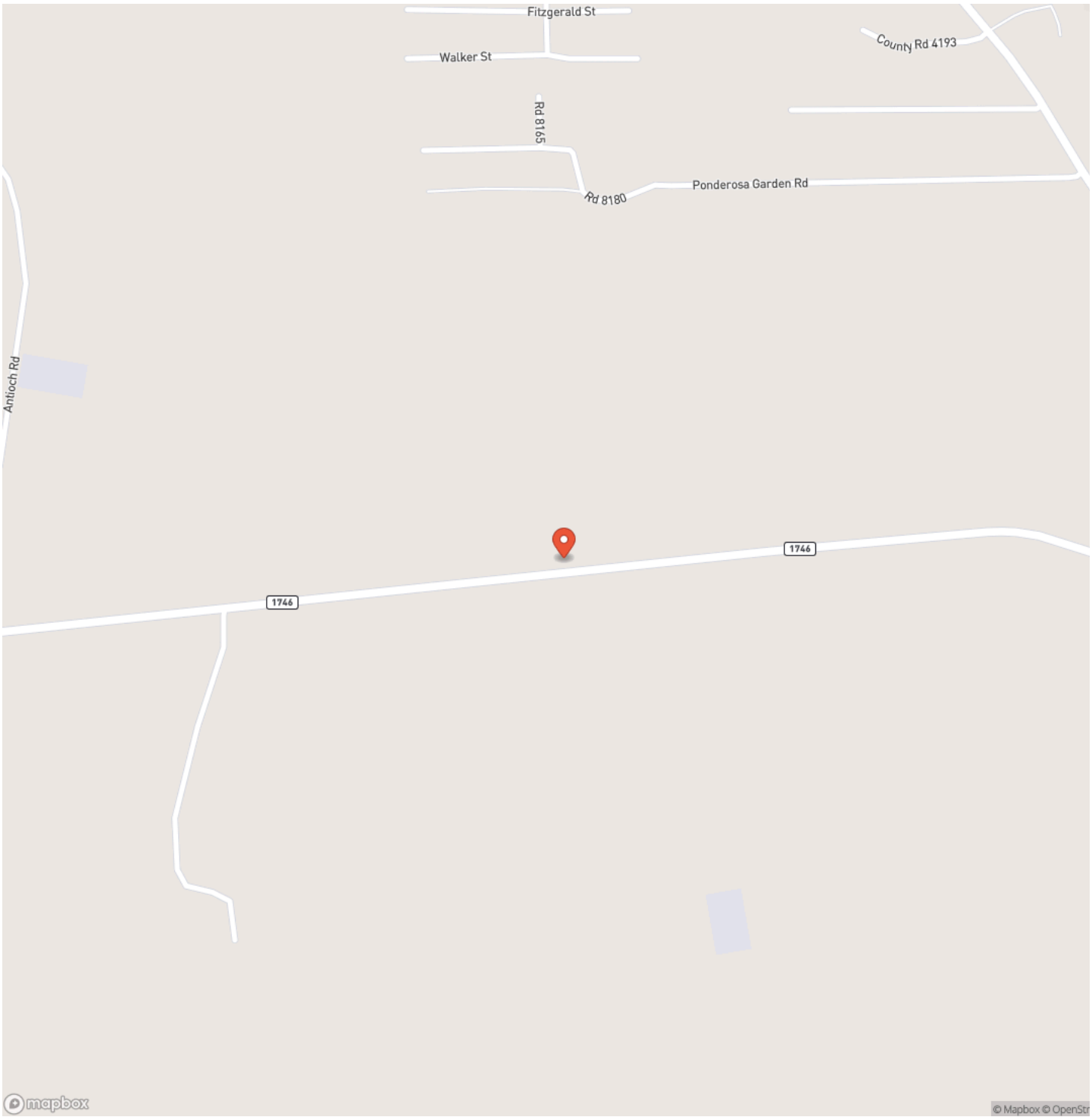
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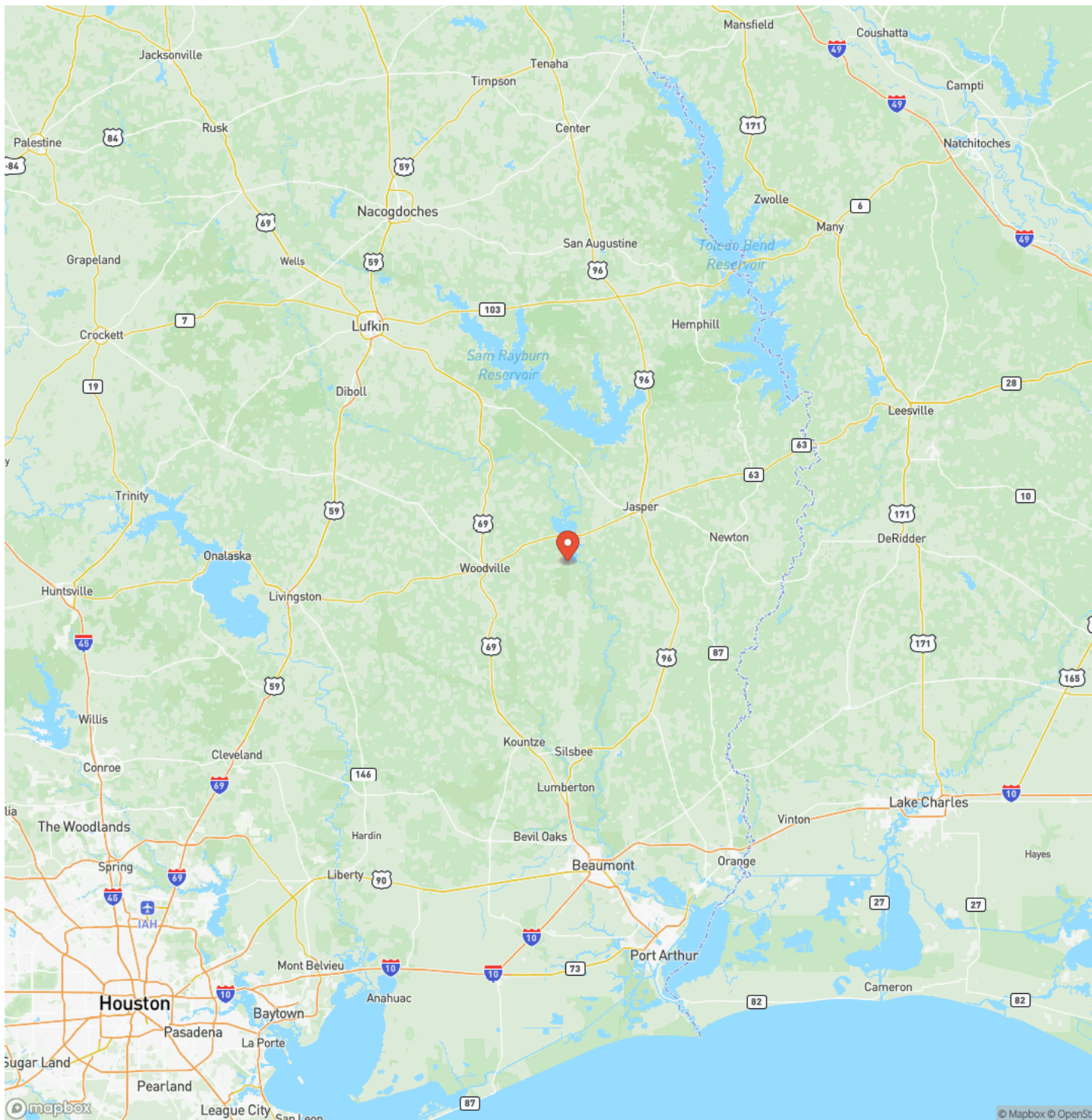
Locator Map



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Locator Map

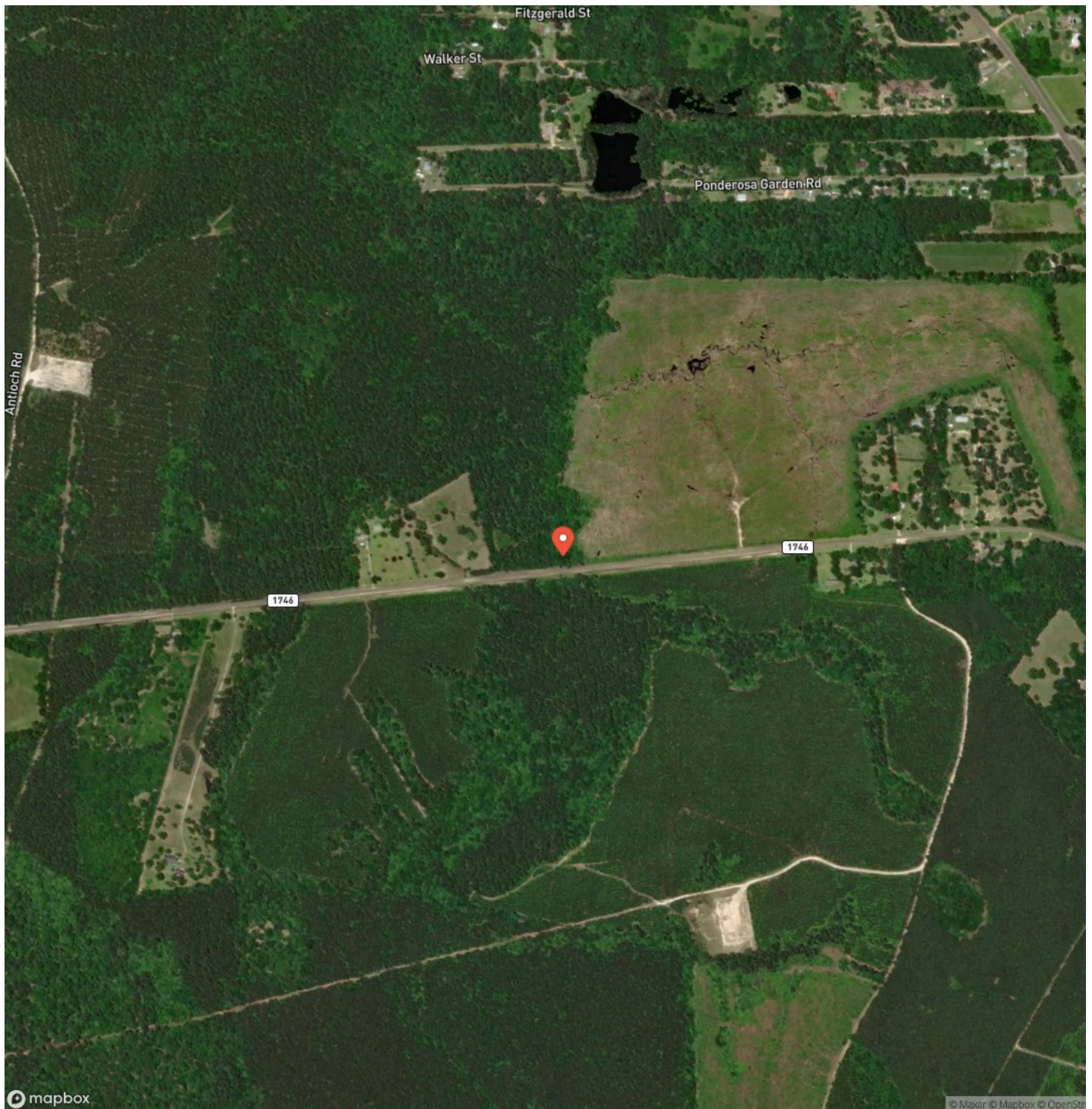


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Satellite Map



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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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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. Utility



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