

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

**\$132,000**  
22± Acres  
Tyler County



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

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**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).**

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*\*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.*

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**Utilities:** Electricity available, water available

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

**School District:** Woodville ISD

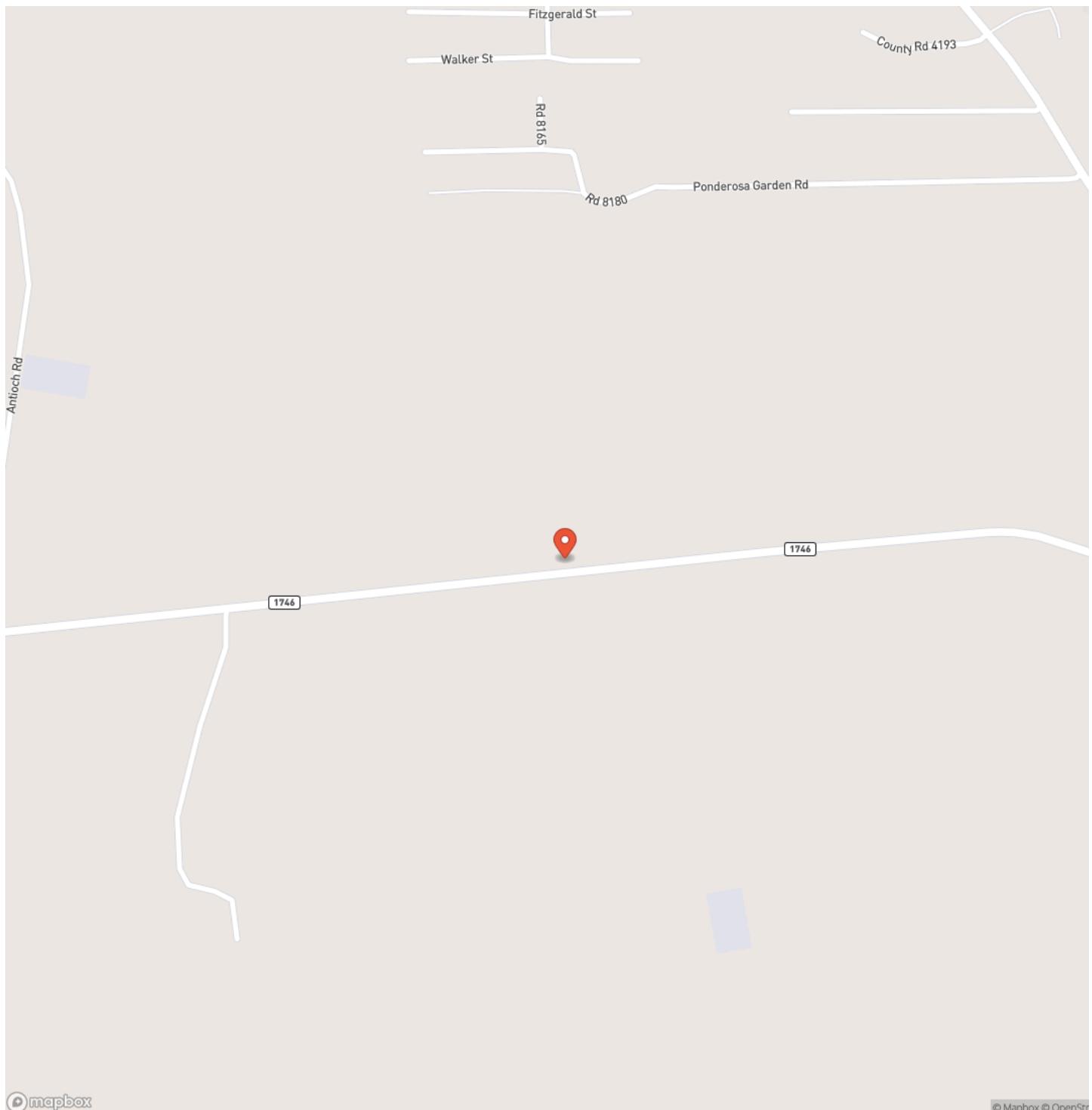
22 Acres | T-6 | FM 1746  
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## Locator Map



© mapbox

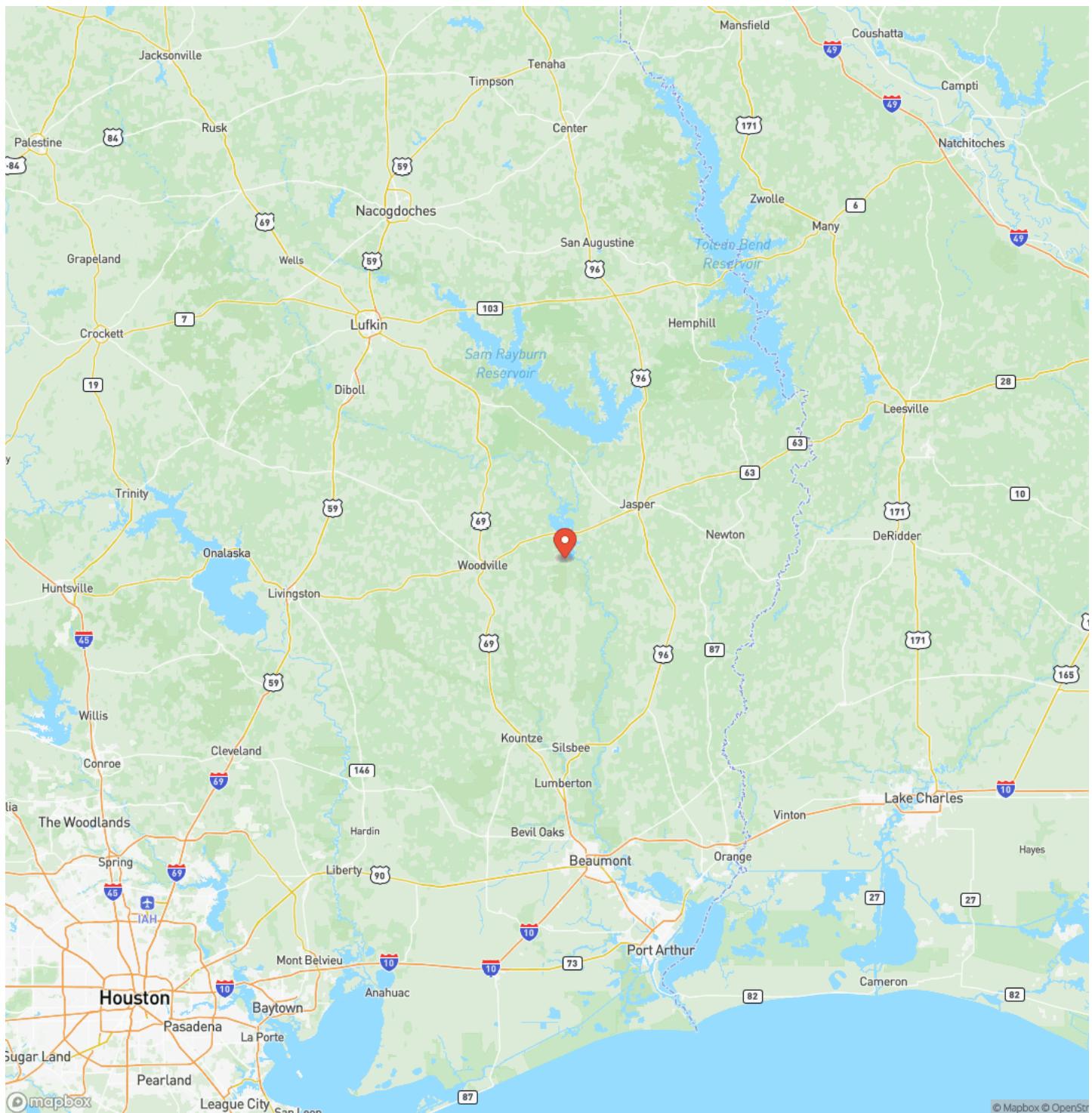
© Mapbox © OpenStreetMap



**MORE INFO ONLINE:**

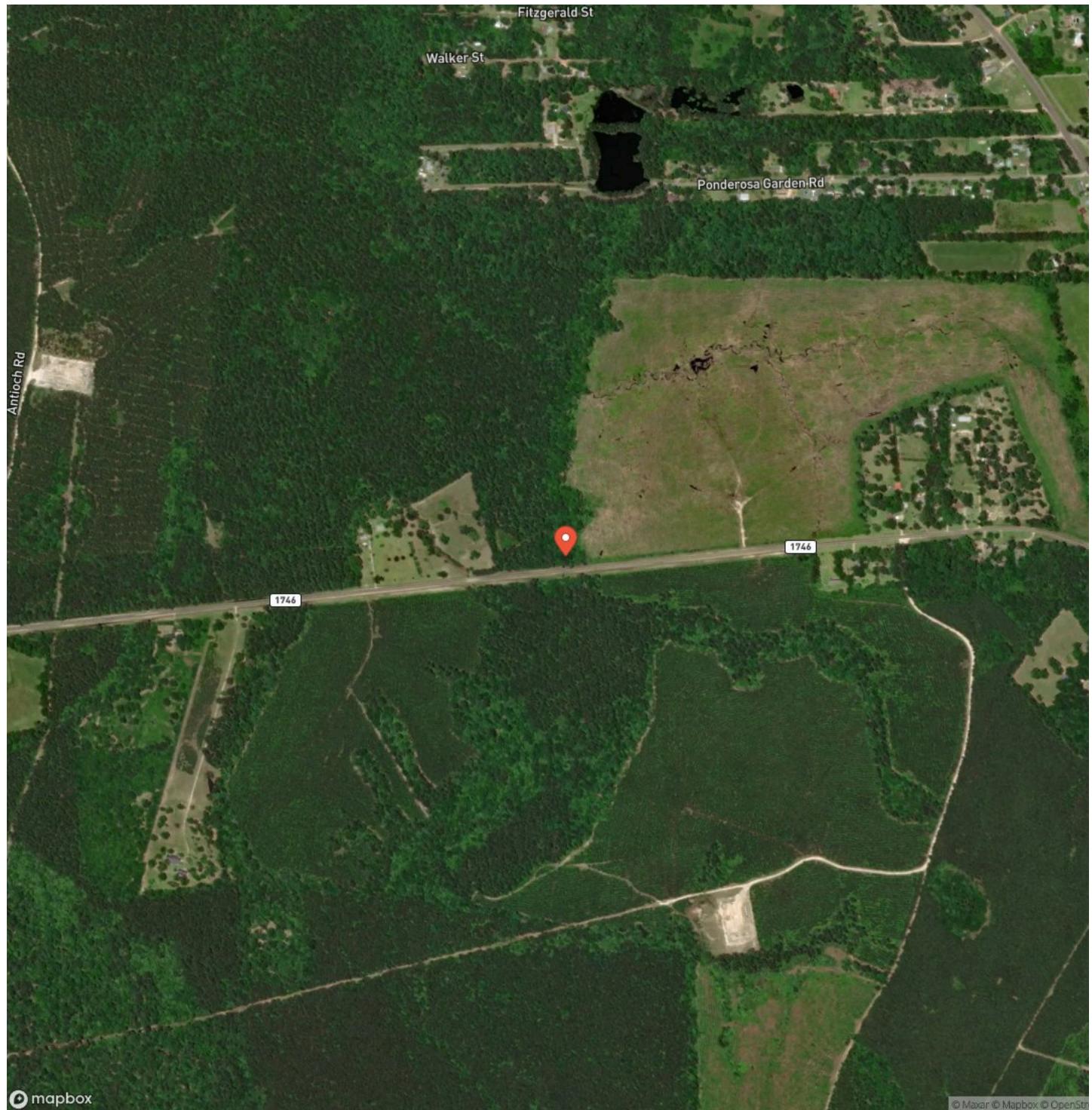
[www.homelandprop.com](http://www.homelandprop.com)

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## Satellite Map



**22 Acres | T-6 | FM 1746  
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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



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## NOTES



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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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**HomeLand Properties, Inc.**  
1600 Normal Park Dr.  
Huntsville, TX 77340  
(936) 295-2500  
[www.homelandprop.com](http://www.homelandprop.com)

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