

2 Acres | Lot 47 Copperleaf Rd. | Texas Grand Ranch  
Copperleaf Road  
Huntsville, TX 77340

**\$69,995**  
2± Acres  
Walker County



**2 Acres | Lot 47 Copperleaf Rd. | Texas Grand Ranch  
Huntsville, TX / Walker County**

**SUMMARY**

**Address**

Copperleaf Road

**City, State Zip**

Huntsville, TX 77340

**County**

Walker County

**Type**

Undeveloped Land

**Latitude / Longitude**

30.637116 / -95.560459

**Taxes (Annually)**

\$1,911

**HOA (Annually)**

\$450

**Acreage**

2

**Price**

\$69,995

**Property Website**

<https://homelandprop.com/property/2-acres-lot-47-copperleaf-rd-texas-grand-ranch/walker/texas/77981/>



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#### **PROPERTY DESCRIPTION**

Discover peace and privacy on this 2-acre lot, perfectly situated at the end of a low-traffic cul-de-sac in Texas Grand Ranch. Nestled among rolling hills and mature trees, this premium homesite offers established trails and a serene, wooded setting with a season creek.

Texas Grand Ranch is a thoughtfully planned community featuring paved roads, high-speed fiber-optic internet, and access to parks, BBQ areas, and other amenities. With low taxes and no MUD tax, you'll also enjoy the freedom to choose your own builder and create your dream home.

Surrounded by the Sam Houston National Forest, this property provides direct access to miles of hiking, biking, and horseback riding trails, offering endless outdoor adventures. Plus, with easy access to I-45, you'll enjoy both privacy and convenience in a prime location.

**Don't miss this opportunity to build your custom home in one of Texas' most sought-after acreage communities!**

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**Utilities:** Electricity available, Water available

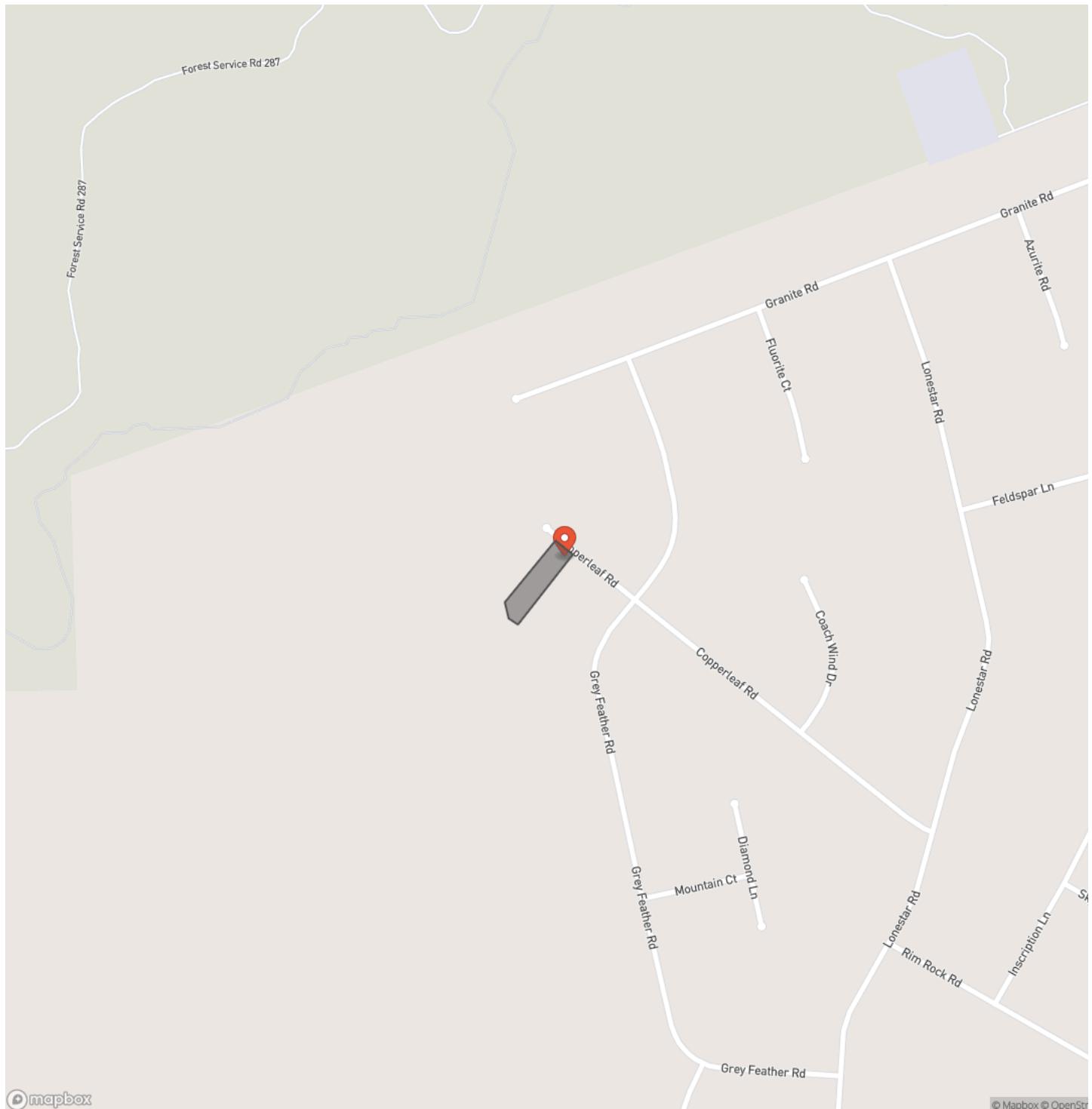
**Utility Providers:** Entergy, City of Huntsville WSC

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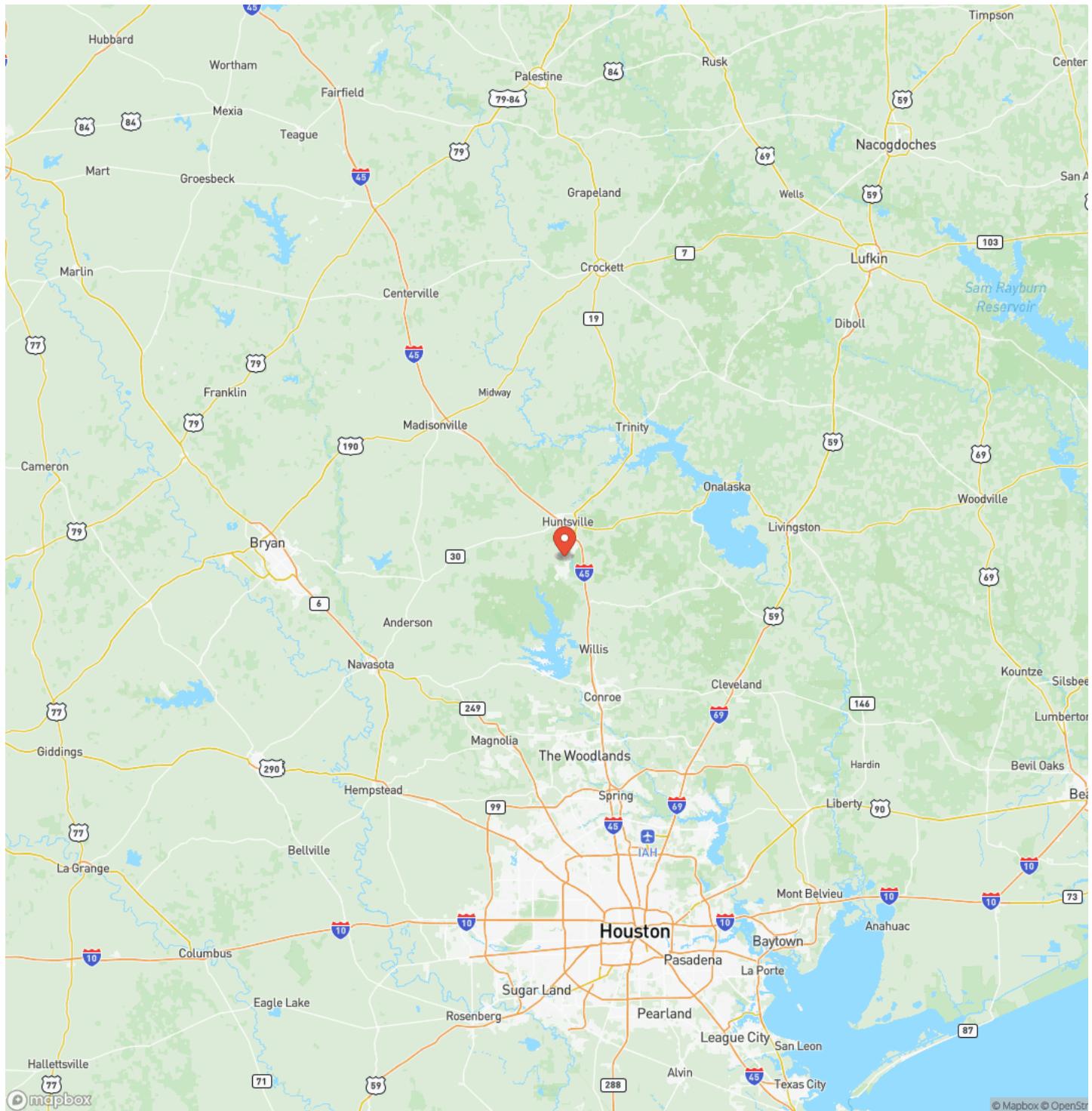


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## Locator Map

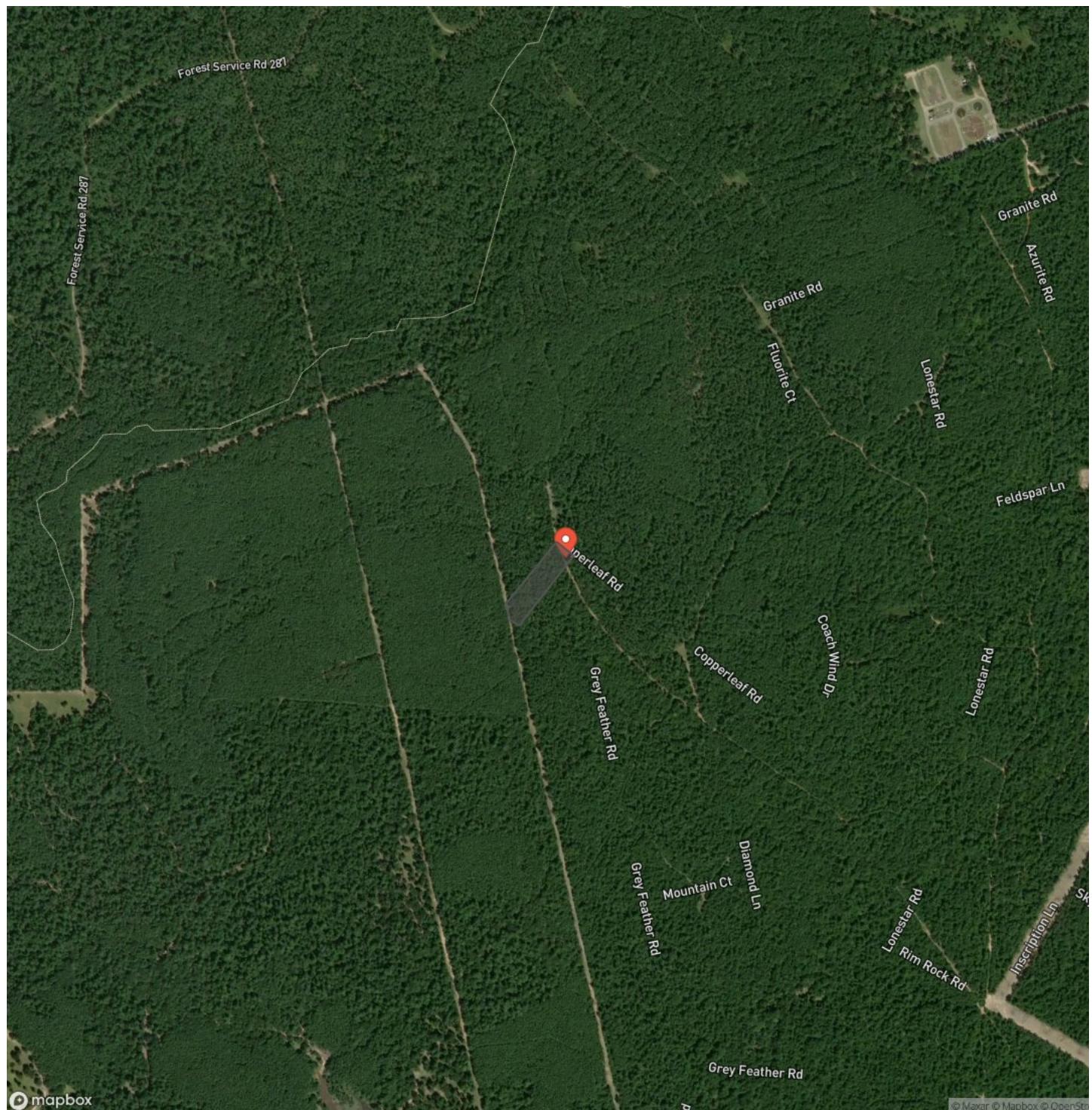


## Locator Map



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## Satellite Map



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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
JC Hearn  
**Mobile**  
(936) 581-4049  
**Office**  
(936) 295-2500  
**Email**  
JCHearn@homelandprop.com  
**Address**  
1600 Normal Park Dr  
**City / State / Zip**  
Huntsville, TX 77340

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**NOTES**

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## NOTES



## **MORE INFO ONLINE:**

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

## **DISCLAIMERS**

**Property Listing Disclaimer:** The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

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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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