

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

\$69,995
2± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

**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!

Utilities: Electricity available, Water available

Utility Providers: Entergy, City of Huntsville WSC



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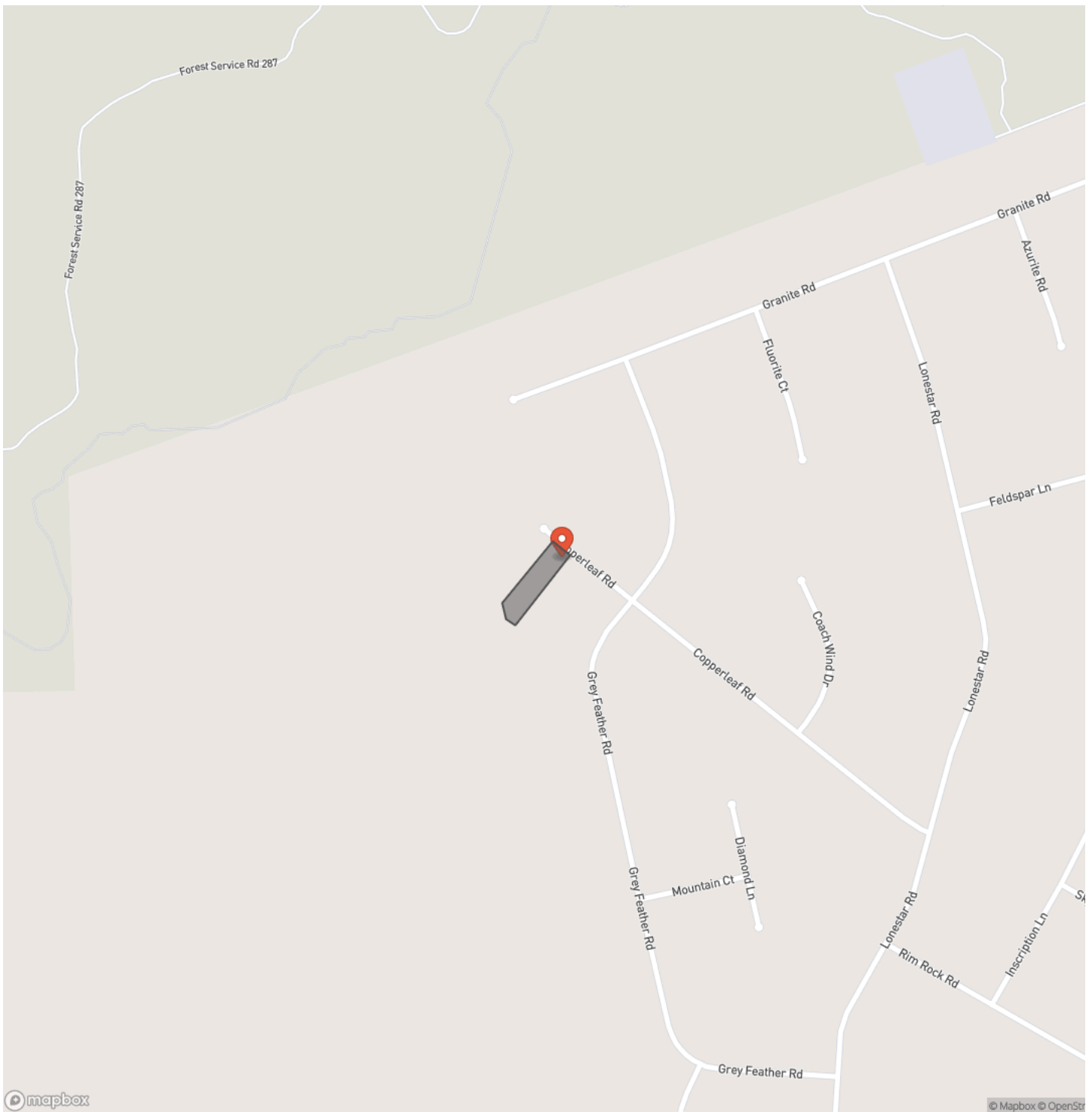


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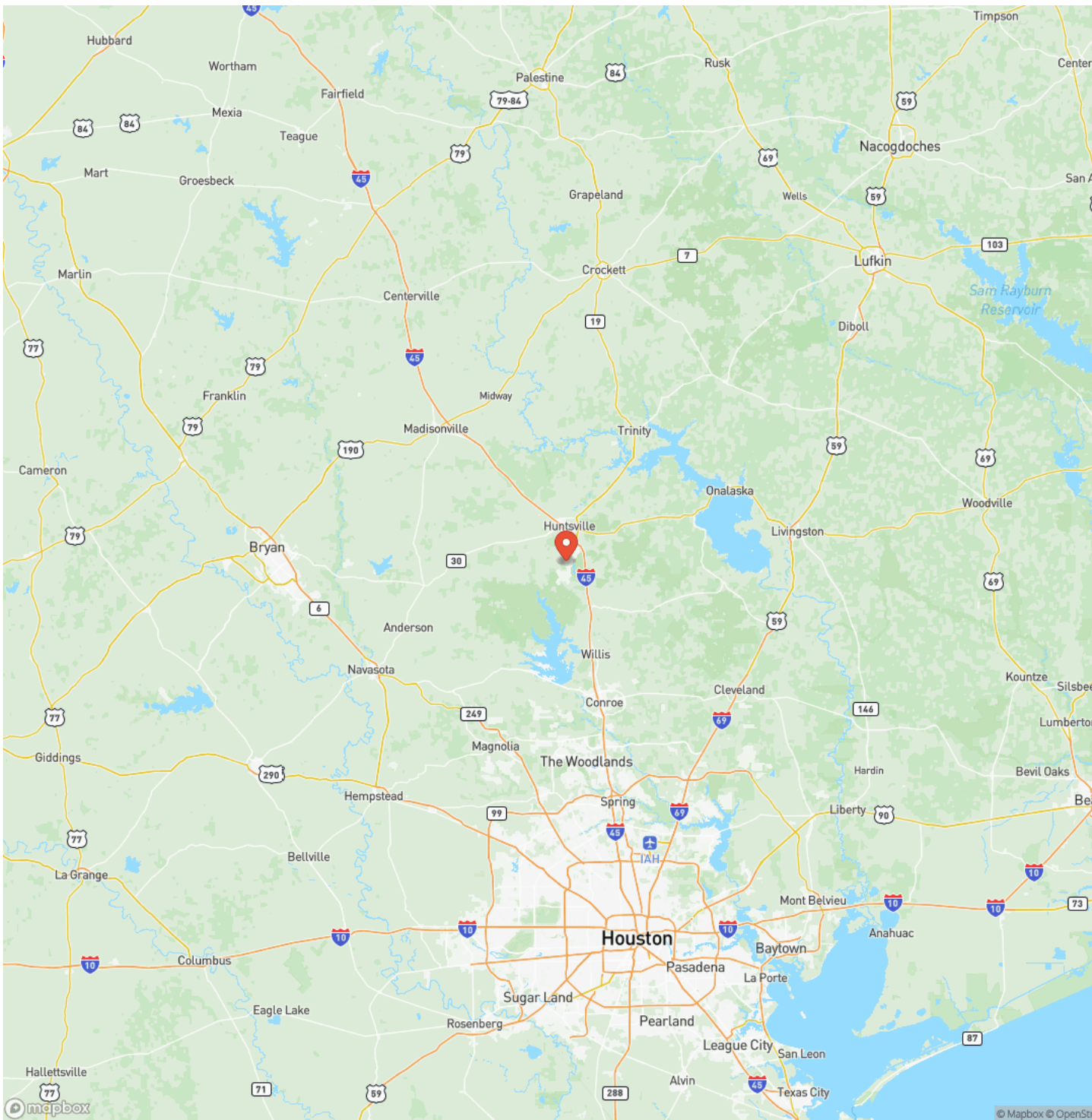
Locator Map



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Huntsville, TX / Walker County

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

NOTES



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This image shows a single 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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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

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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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