

56.5 Acres | T-2 | County Road 2140 | 03325
County Road 2140
Crockett, TX 75835

\$593,250
56.5± Acres
Houston County



56.5 Acres | T-2 | County Road 2140 | 03325

Crockett, TX / Houston County

SUMMARY

Address

County Road 2140

City, State Zip

Crockett, TX 75835

County

Houston County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

31.400526 / -95.567303

Acreage

56.5

Price

\$593,250

Property Website

<https://homelandprop.com/property/56-5-acres-t-2-county-road-2140-03325/houston/texas/98527/>



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PROPERTY DESCRIPTION

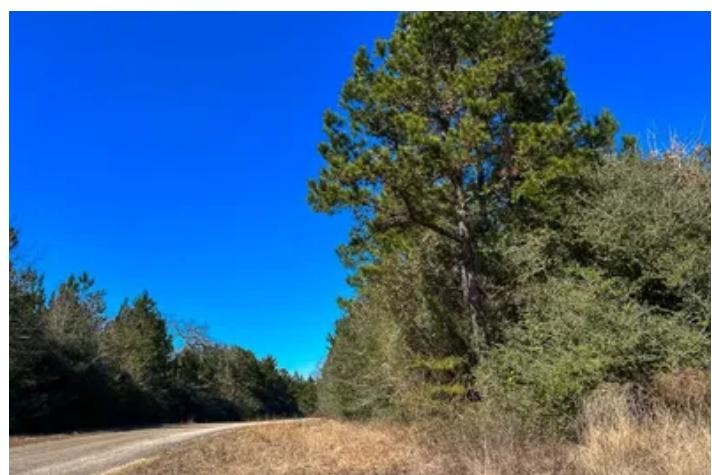
HILL TOP ! LAKE VIEW* ! [Houston County Lake](#) - Beautiful views from gently to sharply rolling topography. Each tract has it's own hilltop and nice building site(s). Tracts 2/3 have been harvested and recently reforested. Sandy to loamy soils. Great access on low traffic county maintained, public, road. Electricity by extension from CR 2143/CR 2140 intersection. T-3 has a "dry hole" well site pad with water well (condition/usability unknown). Could make a great house or barn site or be re-contoured. The views are hard to see in the photos and/or videos. You have to see for yourself !

**"Lake View" depends on where you are located on the subject tracts. Not every square inch offers a lake view. A future view could depend on tree growth and/or changes in water level(s).*

Utilities: Electric available

Utility Providers: Houston County Electric Cooperative

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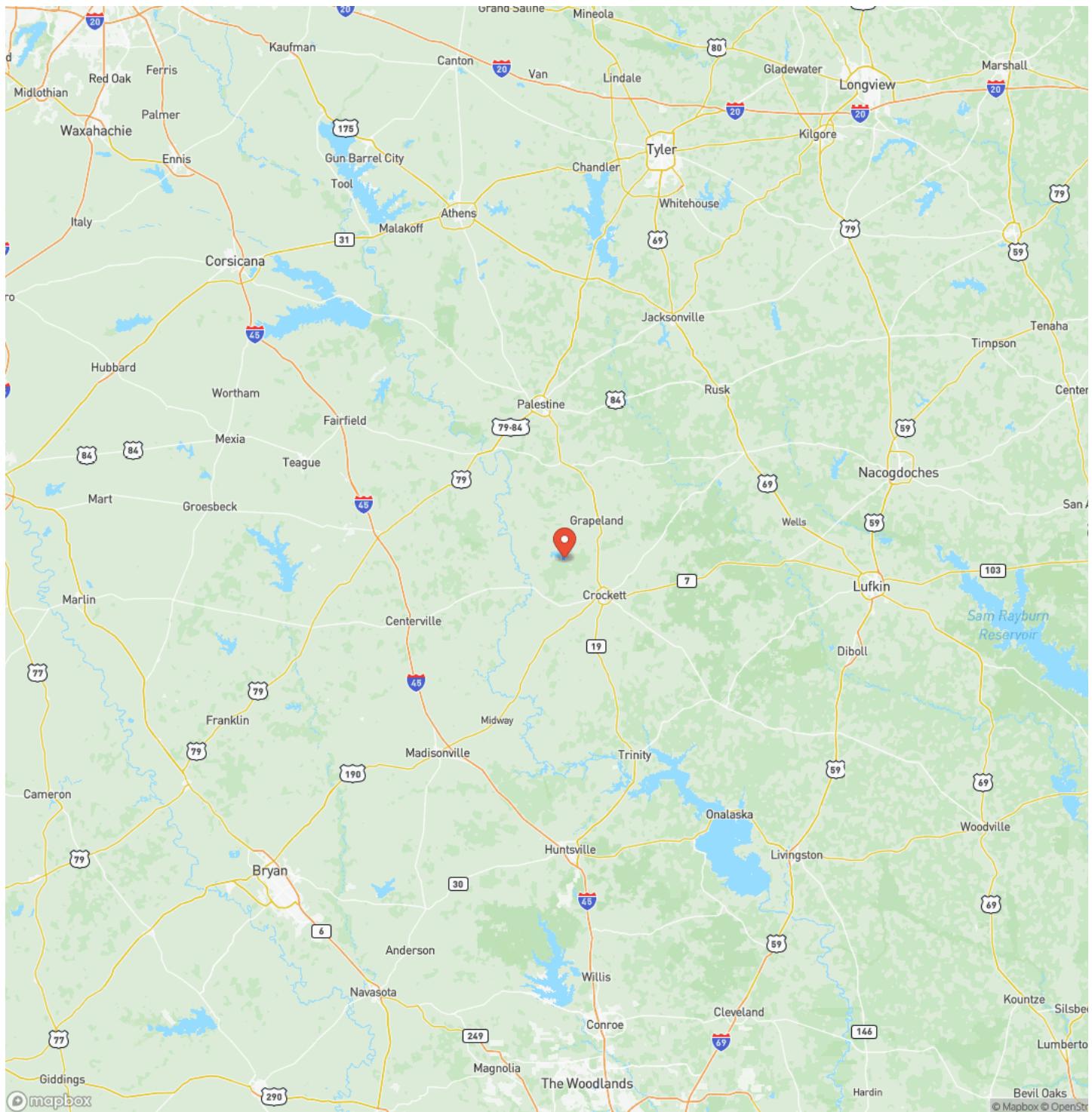


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Locator Map

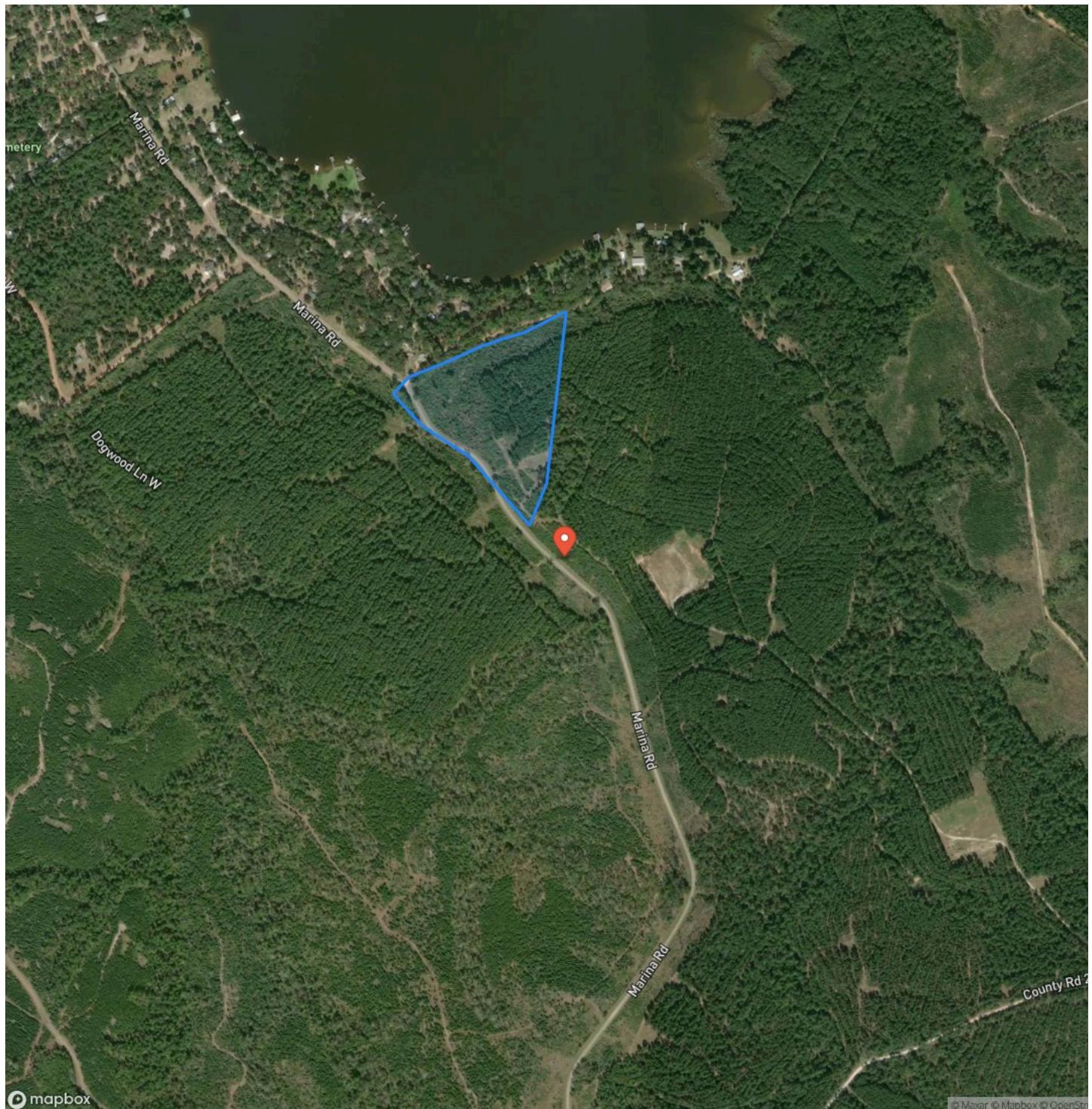


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES

NOTES



MORE INFO ONLINE:

www.homelandprop.com

DISCLAIMERS

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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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