

264 Acres | T-1 | Highway 287 | 1049
Highway 287
Pennington, TX 75845

\$1,452,000
264± Acres
Trinity County



MORE INFO ONLINE:
www.homelandprop.com

**264 Acres | T-1 | Highway 287 | 1049
Pennington, TX / Trinity County**

SUMMARY

Address

Highway 287

City, State Zip

Pennington, TX 75845

County

Trinity County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.168735 / -95.225858

Acreage

264

Price

\$1,452,000

Property Website

<https://homelandprop.com/property/264-acres-t-1-highway-287-1049-trinity-texas/98535/>



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PROPERTY DESCRIPTION

Brownlee Creek Timber ! 5 tracts ranging from 49 acres to 264 acres. All have been selectively thinned and opened up for a park-like look. Superior topography with no floodplain per the topography maps herein. Great access/frontage on US 287 or Louisville Rd. [Davy Crockett National Forest](#) to the east and north, creating an excellent buffer. Electricity along the west side of US 287 and west side of Louisville Rd. for T-5. Tract 2/3 do not have electricity readily available. Go solar ! OR, extend the electricity. Clean with no pipeline ROW's, easements, or oil/gas sites known. This is prime land, prime location, prime value !
Google aerial imagery does not reflect what is current as to tree coverage. Please refer to the drone aerial imagery.

Utilities: Electric available, Water available

Utility Providers: Sam Houston Electric Cooperative, Pennington Water Supply Corp.



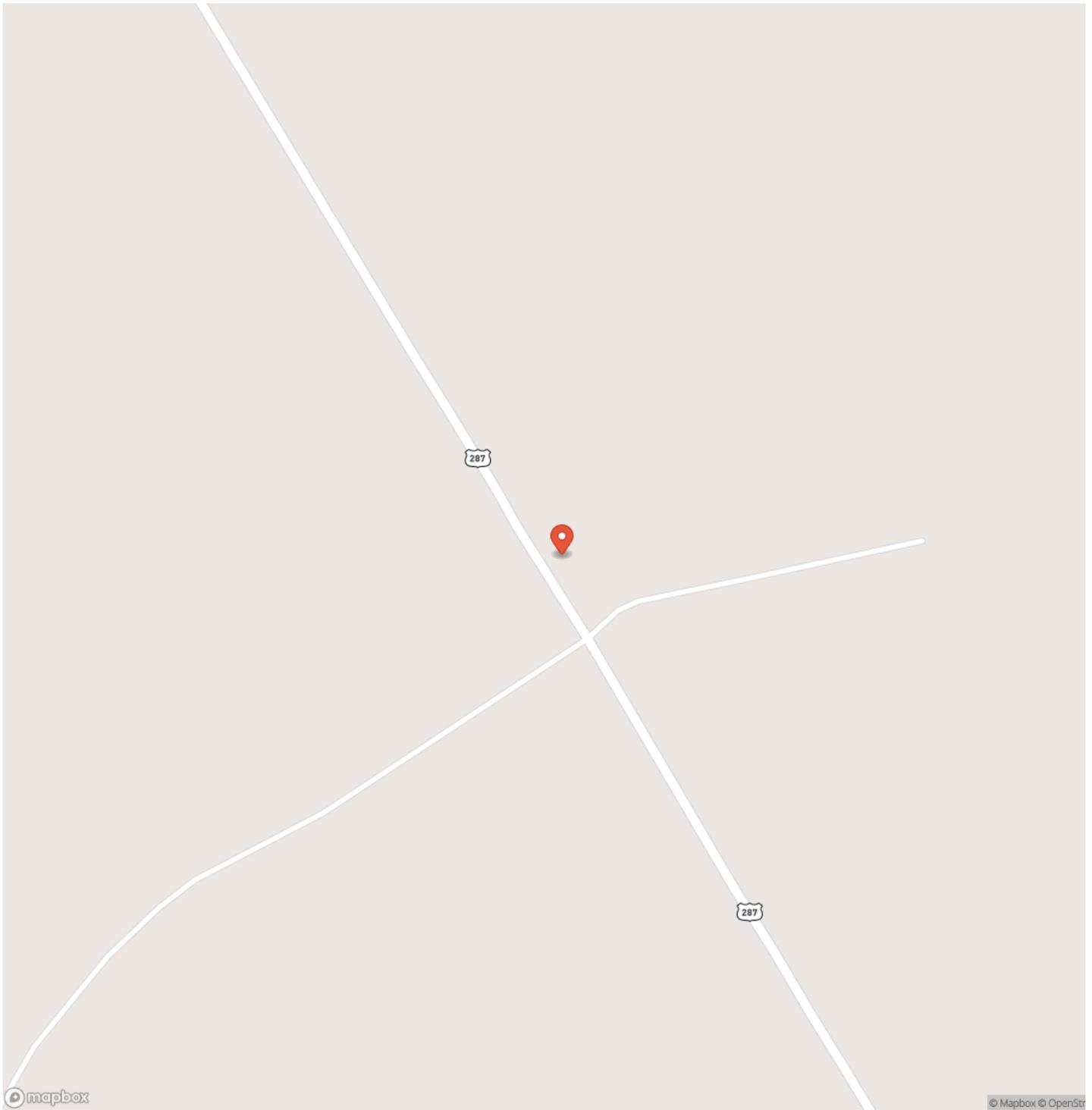
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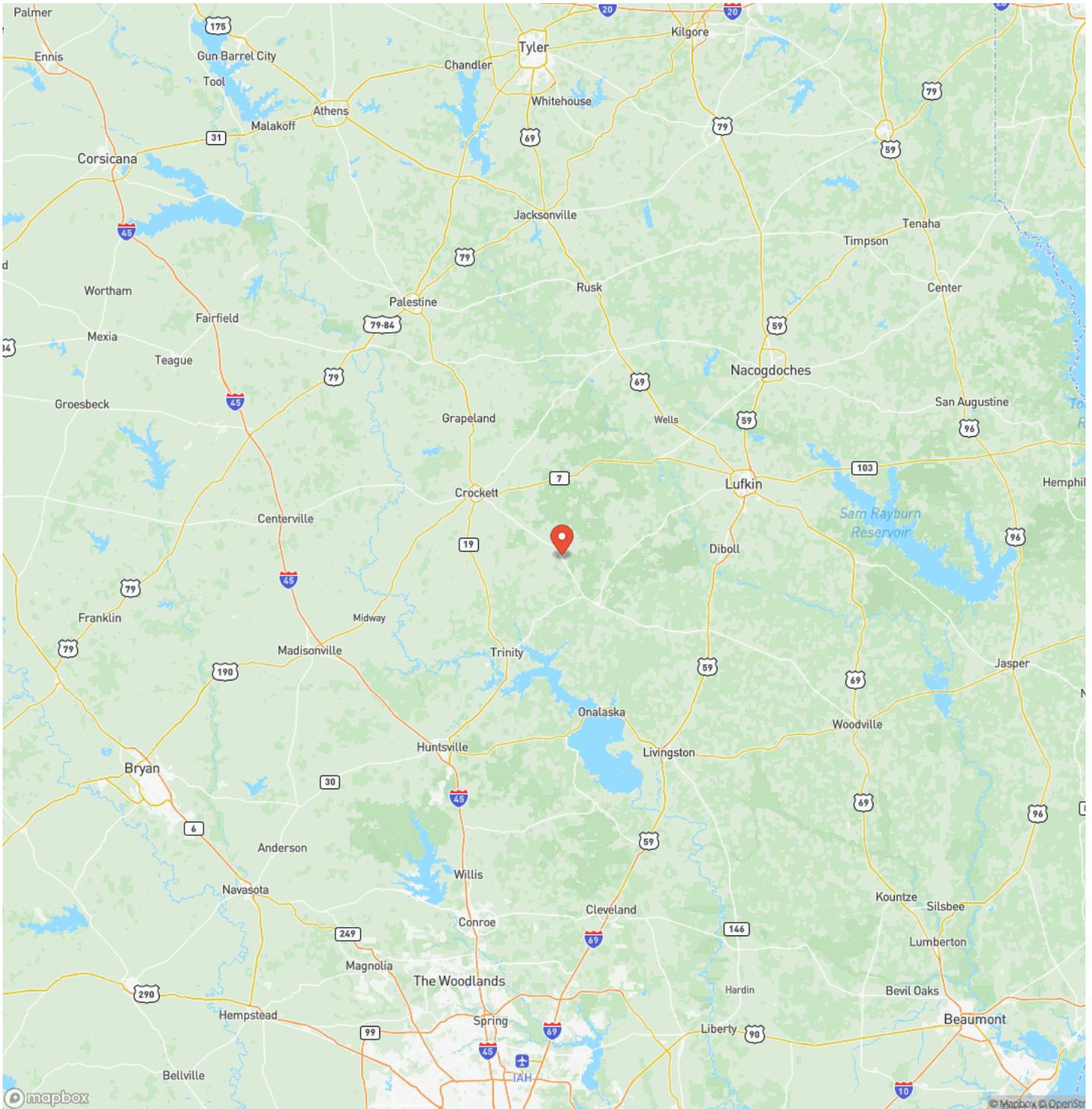
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Locator Map



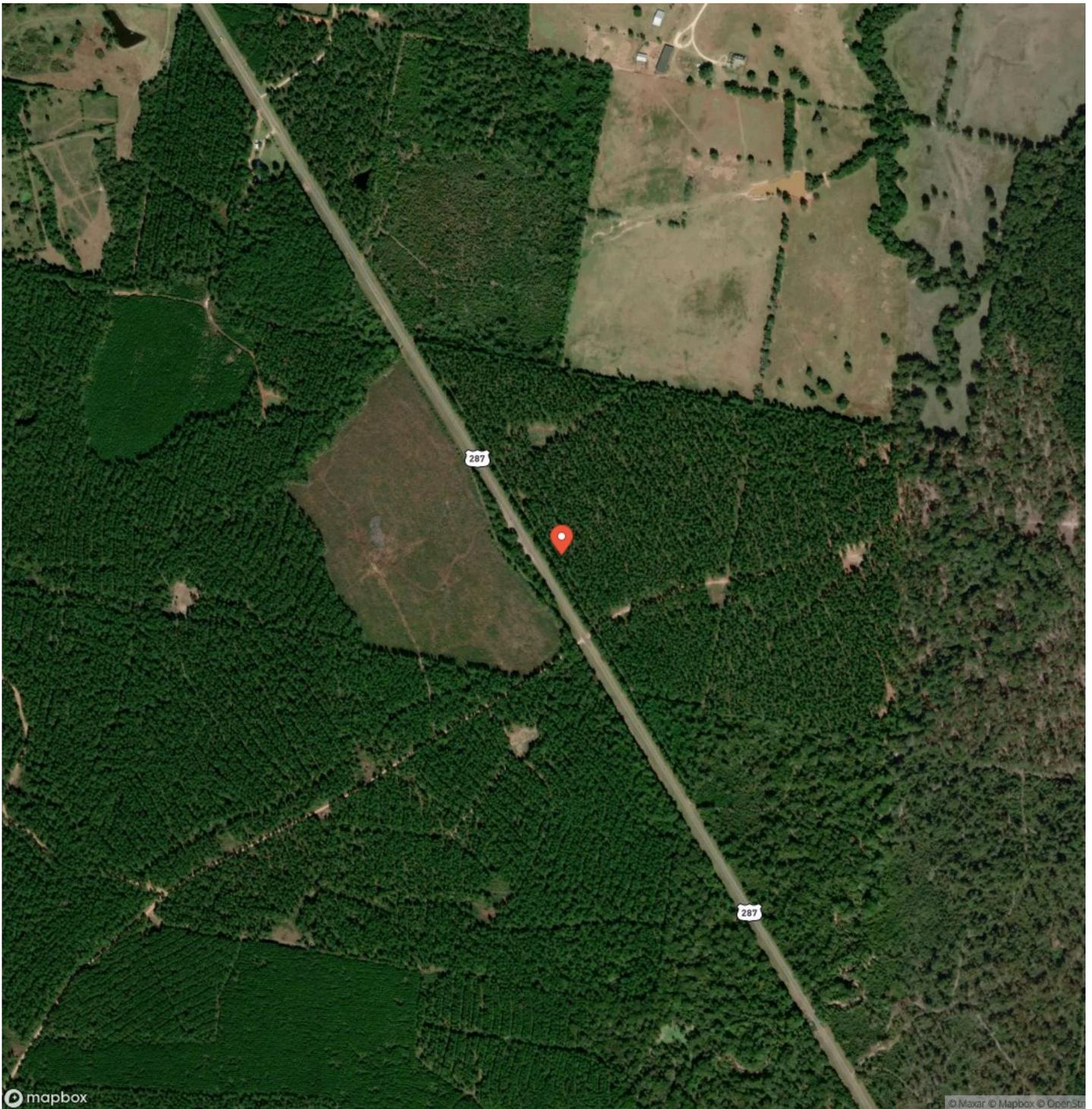
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Satellite Map



DISCLAIMERS

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Acreege, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

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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