

2 Acres | O'Quinn Road
O'Quinn Road
Pollok, TX 75969

\$40,000
2± Acres
Angelina County



MORE INFO ONLINE:
www.homelandprop.com

**2 Acres | O'Quinn Road
Pollok, TX / Angelina County**

SUMMARY

Address

O'Quinn Road

City, State Zip

Pollok, TX 75969

County

Angelina County

Type

Undeveloped Land

Latitude / Longitude

31.455306 / -94.800396

Taxes (Annually)

18

Acreage

2

Price

\$40,000

Property Website

<https://homelandprop.com/property/2-acres-o-quinn-road-angelina-texas/98812/>



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PROPERTY DESCRIPTION

Unrestricted!!!!

2+/- acres of unrestricted land on O'Quinn Road offering the freedom and flexibility buyers are chasing - build a custom home, bring a manufactured or modular home, or hold as a future rental or weekend getaway. This wooded tract is lined with mature trees that create natural privacy and a scenic East Texas backdrop, with plenty of options for a tucked-in homesite plus space for a shop, garden, or RV setup. Enjoy the feel of a quiet country road while staying convenient to Lufkin for shopping, dining, medical and everyday essentials. Utilities nearby. If you want manageable acreage with no restrictions and real potential, come walk the property and imagine what you'll create here.

Pictures may not be tract specific.

Utilities: Electric available, Water available

Utility Providers: Oncor, Central WSC

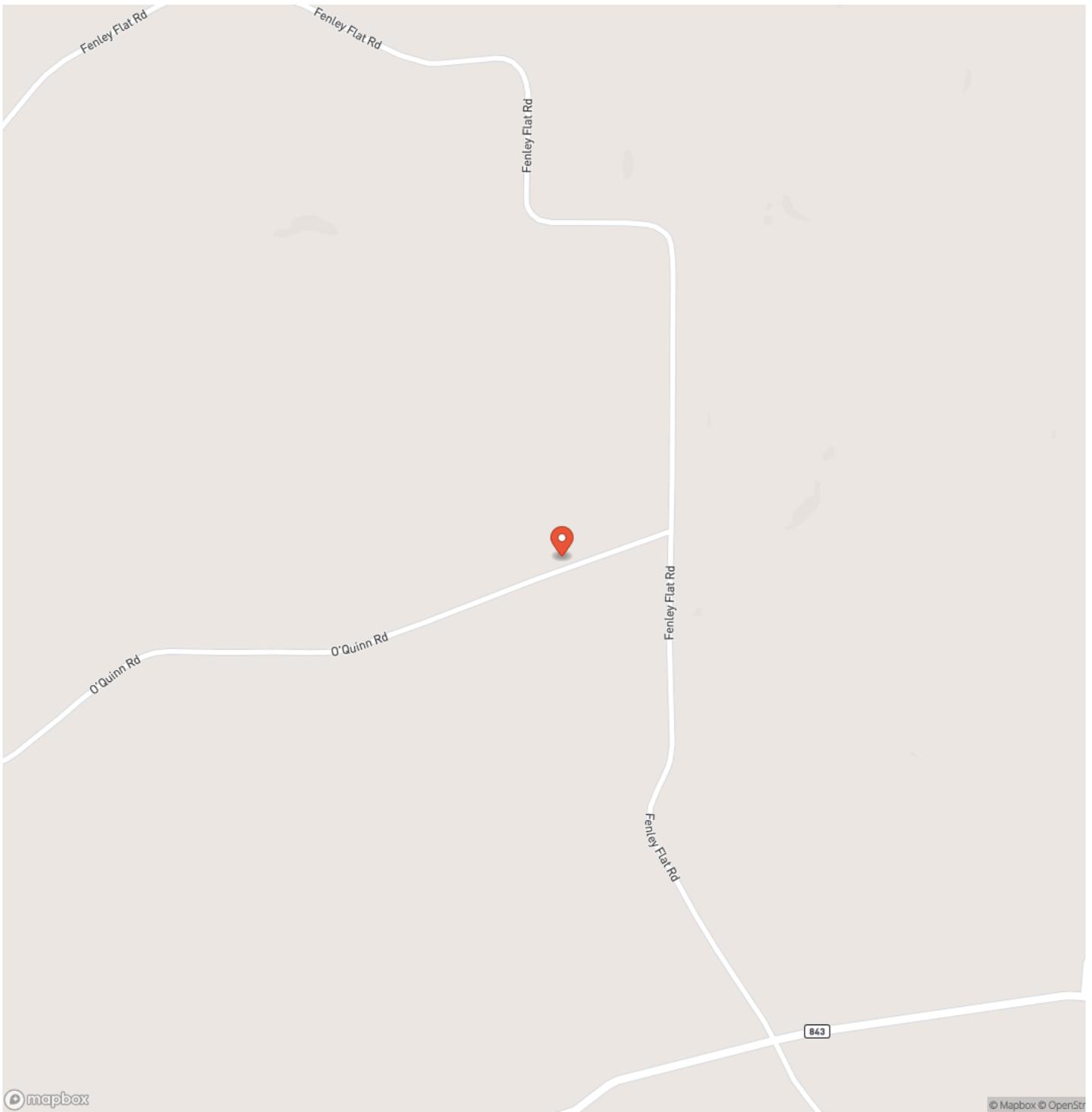


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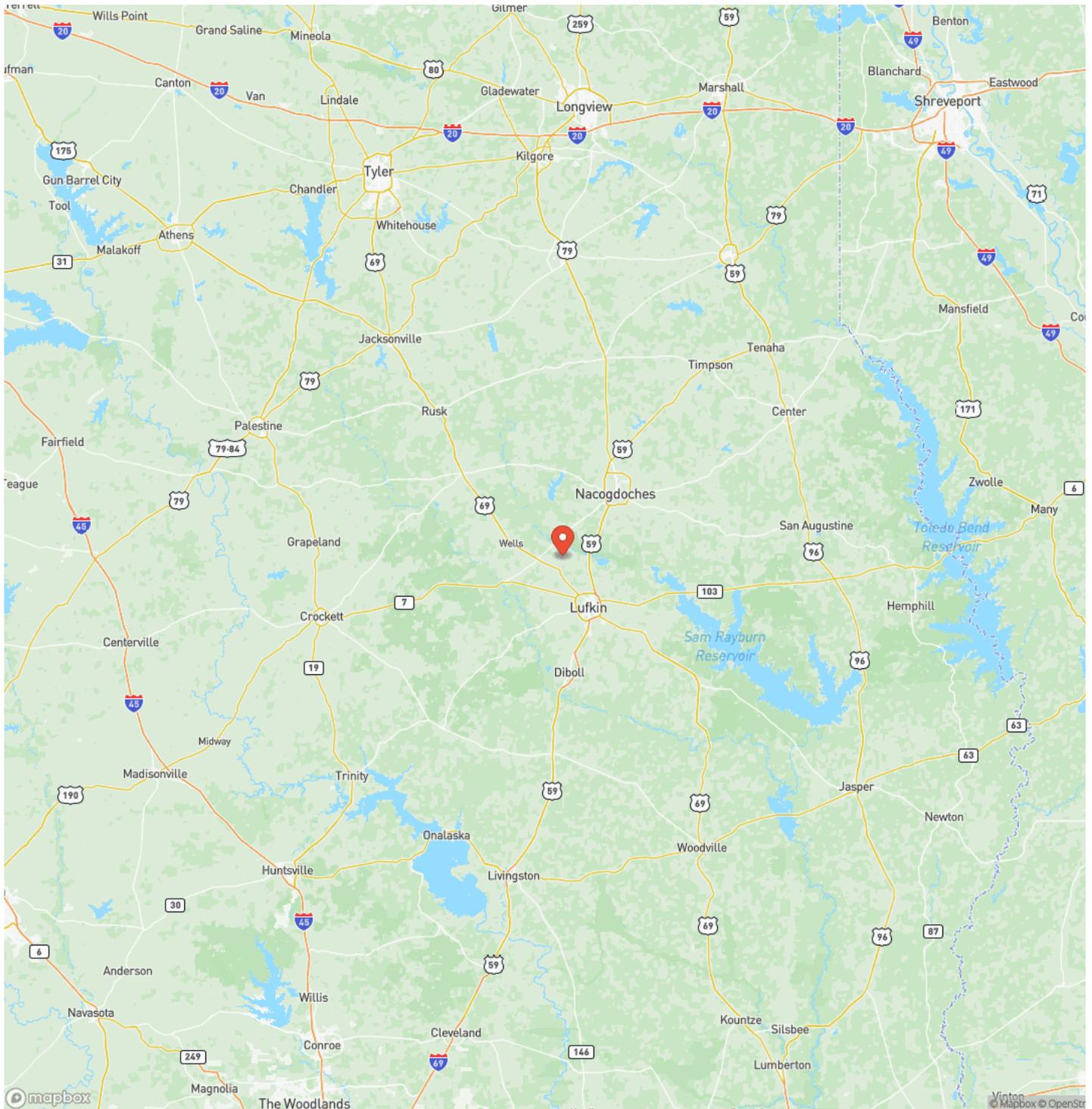
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Locator Map



Locator Map



2 Acres | O'Quinn Road
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Satellite Map



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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 Agriculture 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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