

5 Acres | FM 2710
FM 2710
Lindale, TX 75771

\$130,000
5.200± Acres
Smith County



**5 Acres | FM 2710
Lindale, TX / Smith County**

SUMMARY

Address

FM 2710

City, State Zip

Lindale, TX 75771

County

Smith County

Type

Undeveloped Land

Latitude / Longitude

32.53687 / -95.271225

Taxes (Annually)

6

Acreage

5.200

Price

\$130,000

Property Website

<https://homelandprop.com/property/5-acres-fm-2710-smith-texas/98784/>



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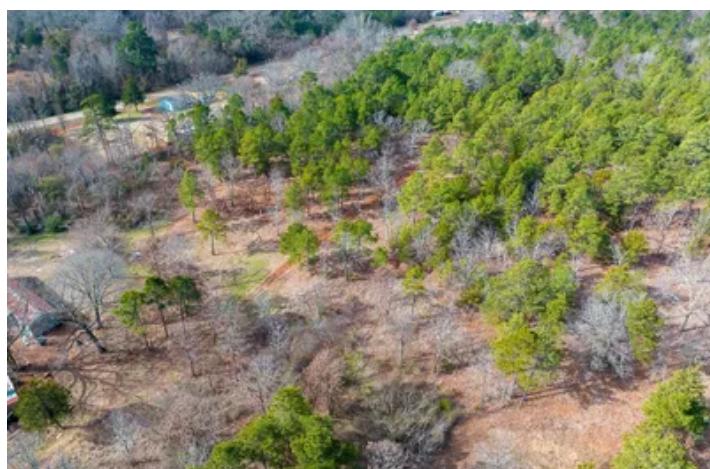
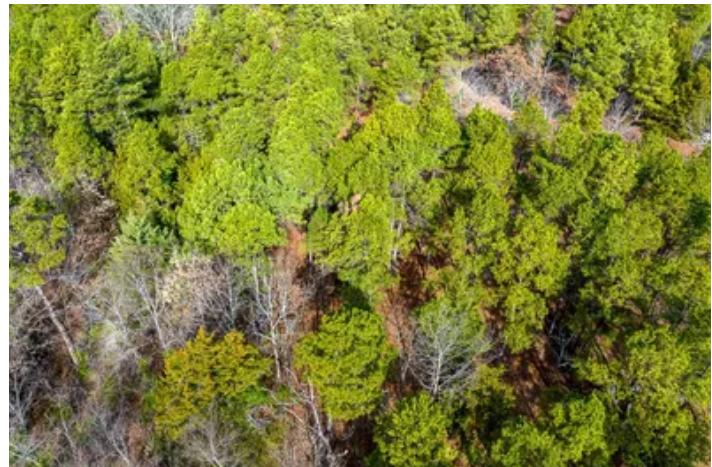
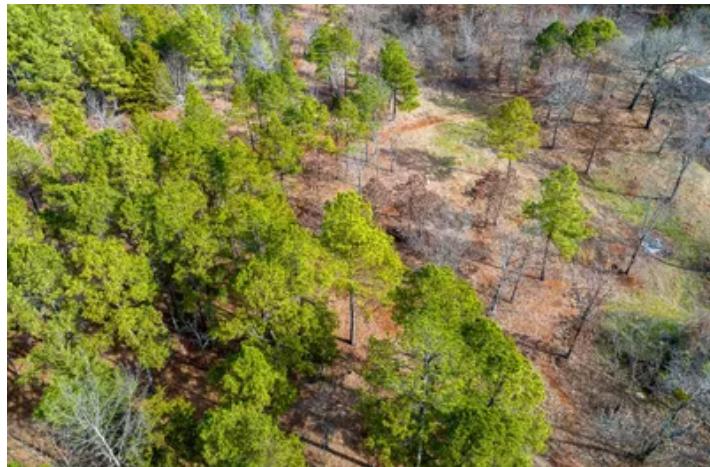
PROPERTY DESCRIPTION

5.2+- acres in Smith County near Lindale, Texas. A short drive north of Tyler with great FM road frontage. The homesite is cleared and ready, and the remainder is thoughtfully managed woods for privacy, shade and wildlife. Usable utilities are available, helping simplify your path to building. Ideal for a custom home or barndominium with room for a shop. Request a map, utility info and a private tour.

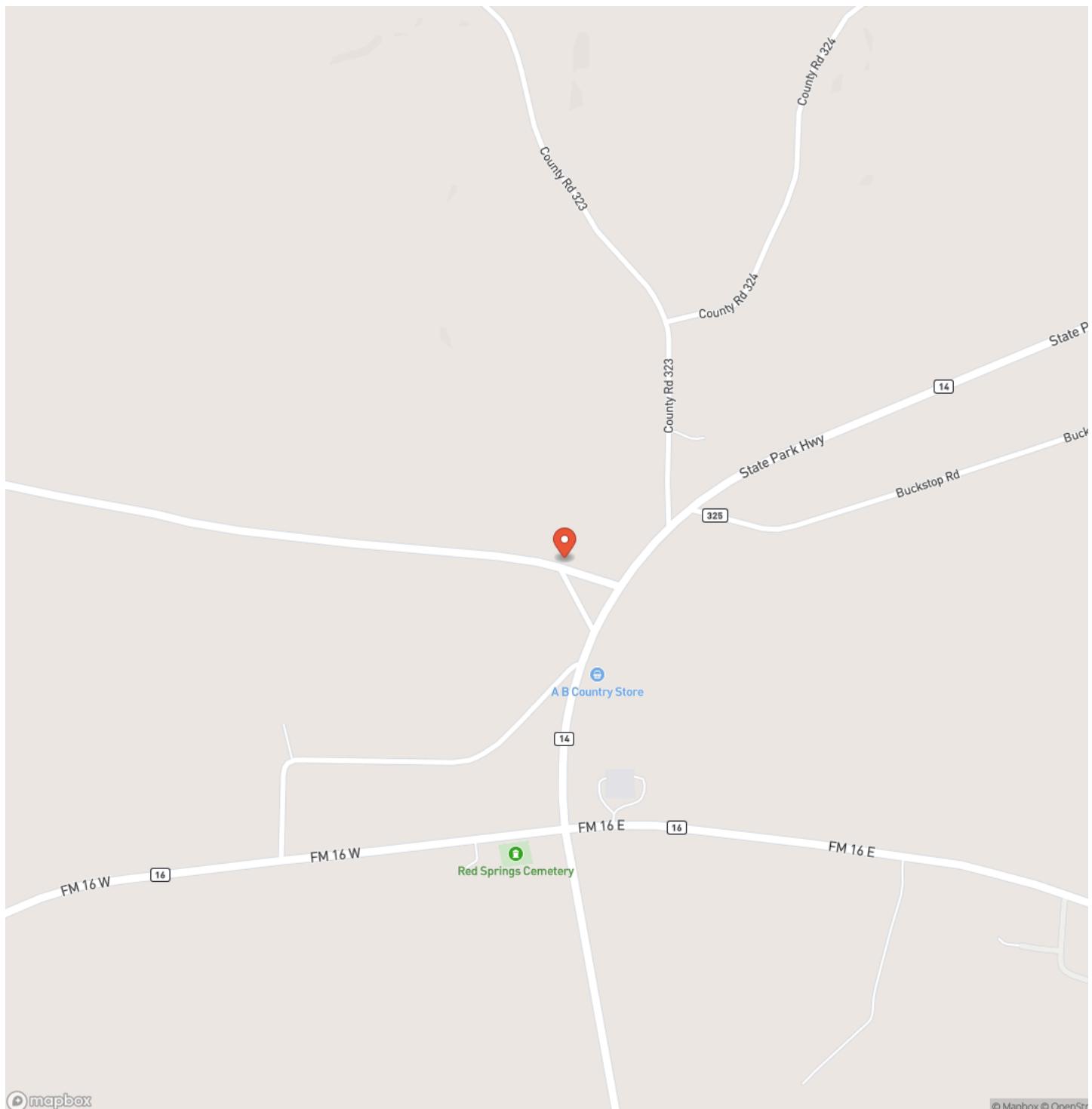
Utilities: Electric available, Water available

Utility Providers: Wood County Electric, Sand Flat Water Supply

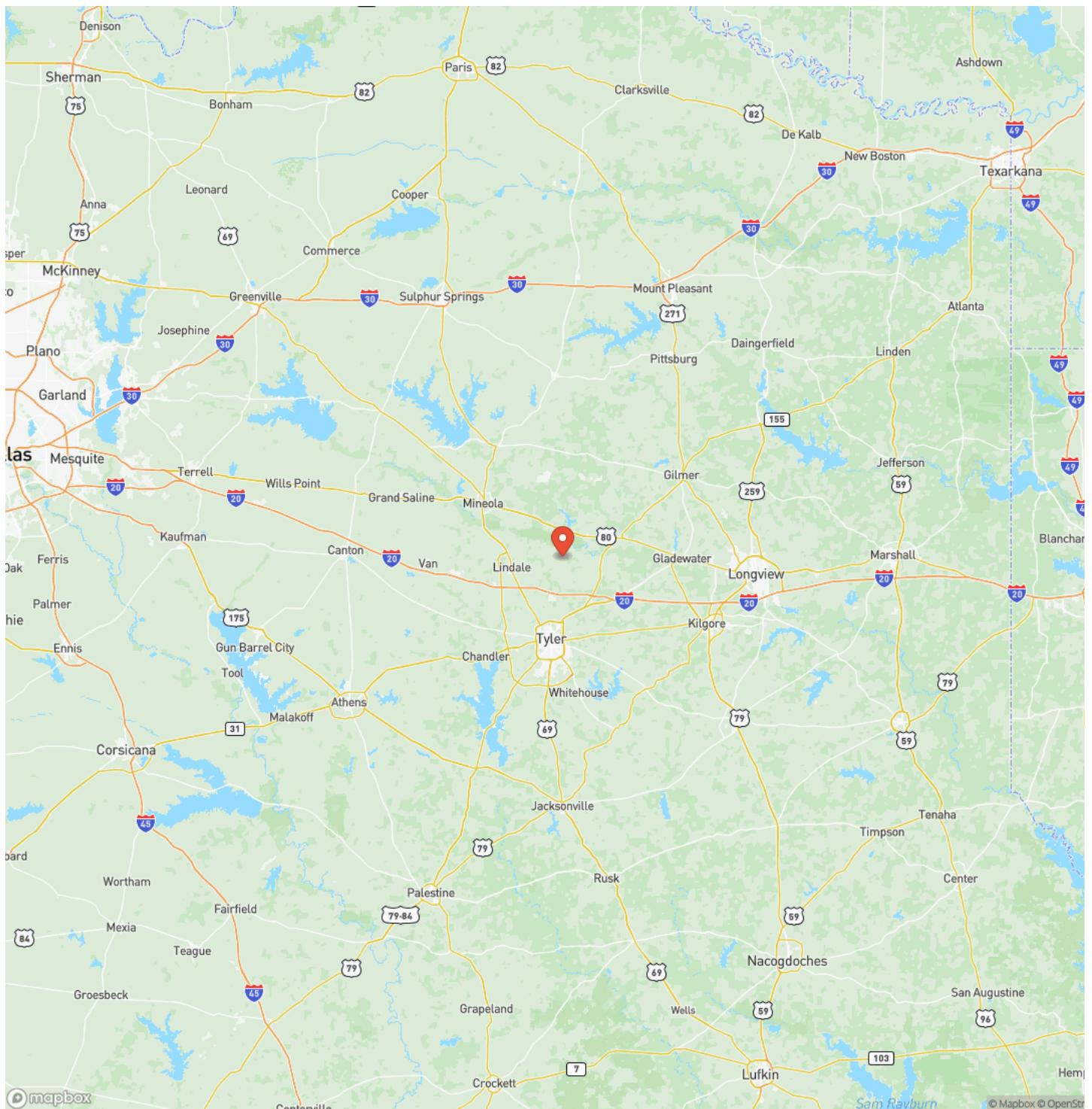
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Locator Map



Locator Map



5 Acres | FM 2710
Lindale, TX / Smith County

Satellite Map



**5 Acres | FM 2710
Lindale, TX / Smith County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Cherry

Mobile

(936) 581-3809

Email

ccherry@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Acreage, 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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MORE INFO ONLINE:
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