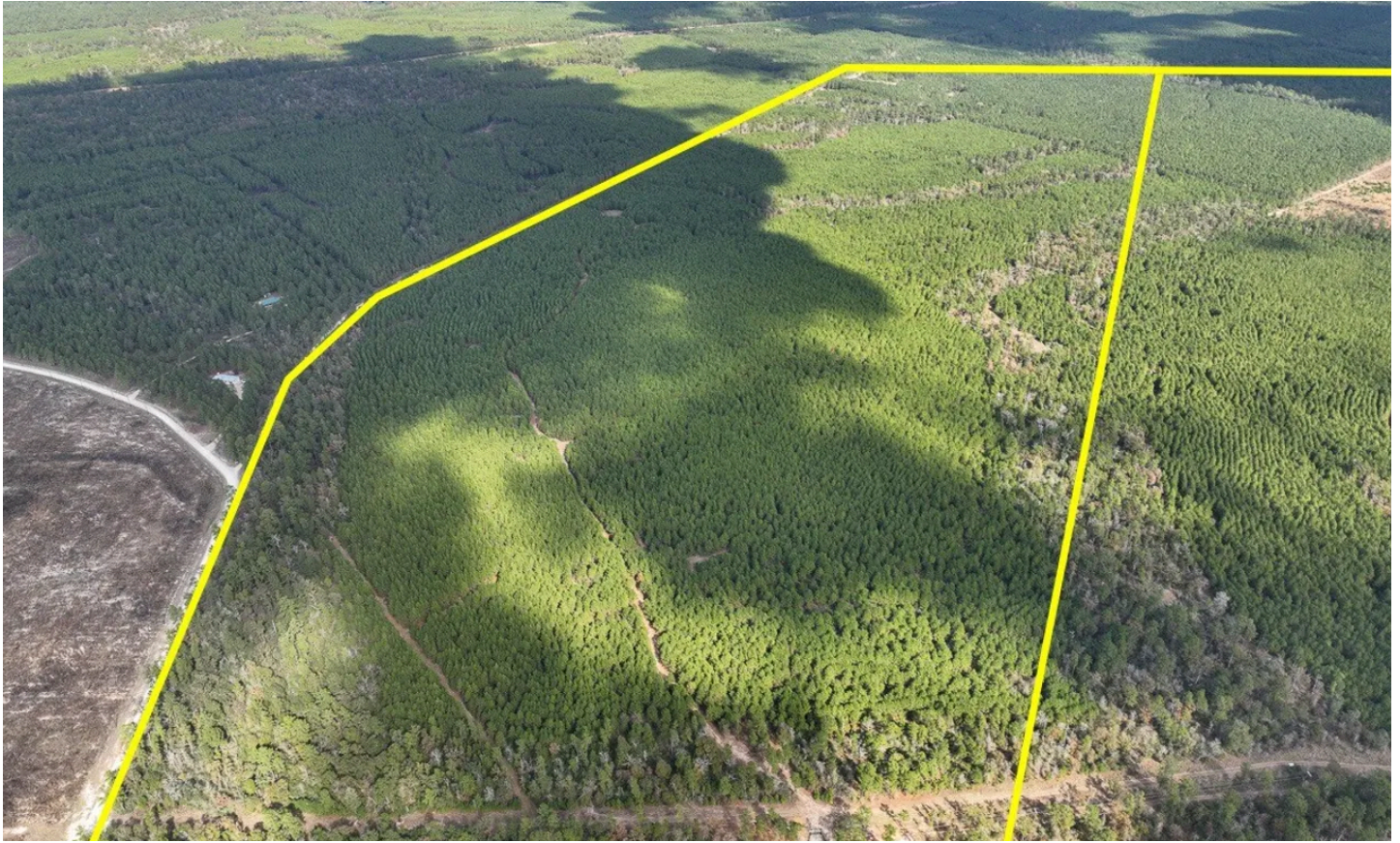


222 Acres | FM 247 | T-3 | Walker Preserve  
FM 247  
Huntsville, TX 77340

**\$1,750,000**  
222.8± Acres  
Walker County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**222 Acres | FM 247 | T-3 | Walker Preserve**  
**Huntsville, TX / Walker County**

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**SUMMARY**

**Address**

FM 247

**City, State Zip**

Huntsville, TX 77340

**County**

Walker County

**Type**

Hunting Land, Recreational Land, Ranches

**Latitude / Longitude**

30.838707 / -95.615016

**Acreage**

222.8

**Price**

\$1,750,000

**Property Website**

<https://homelandprop.com/property/222-acres-fm-247-t-3-walker-preserve/walker/texas/94124/>



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

### **PROPERTY DESCRIPTION**

Welcome to Walker Preserve, the newest addition to our rural tracts in highly sought-after Walker County, Texas from 222 acres to 262 acres. These beautifully wooded tracts offer you the chance to own an idyllic piece of east Texas woodlands. It's the perfect blend of natural beauty surrounded by local conveniences.

Walker Preserve places you a short drive from Huntsville, Texas and other regional communities, providing you with access to everything you need. Experience the privacy of rural Texas, all while knowing services and convenience are close by.

This is your chance to stake your claim on a valuable piece of Walker County. Walker Preserve provides ample options for creating your own ranch escape for family gatherings, weekend getaways and more.

All wooded in varying ages of pine trees with mixed hardwoods along creek drains. Gently rolling topography over sandy type soils. Great access and frontage on, and along, FM 247, a state maintained, paved, public highway. Water and electricity readily available along road frontage. New, gated, entrances handsomely constructed and ready for custom driveways. Mulched trails for easy internal accessibility. A small part of the historic "Gibbs Forest" !

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**Utilities:** Electricity available, Water available

**Utility Provider:** MidSouth Synergy, Walker County SUD



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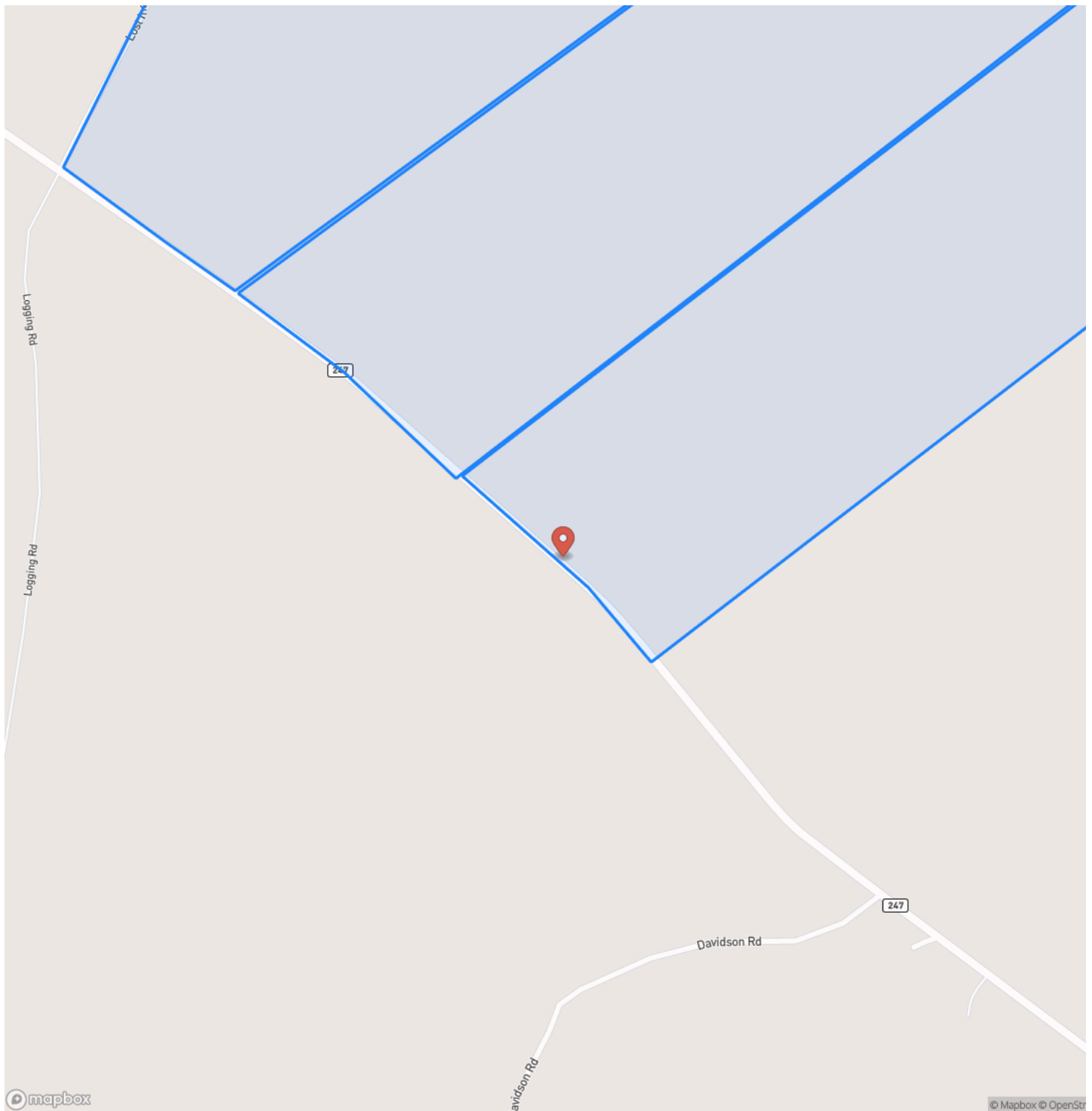
222 Acres | FM 247 | T-3 | Walker Preserve  
Huntsville, TX / Walker County

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**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

## Locator Map





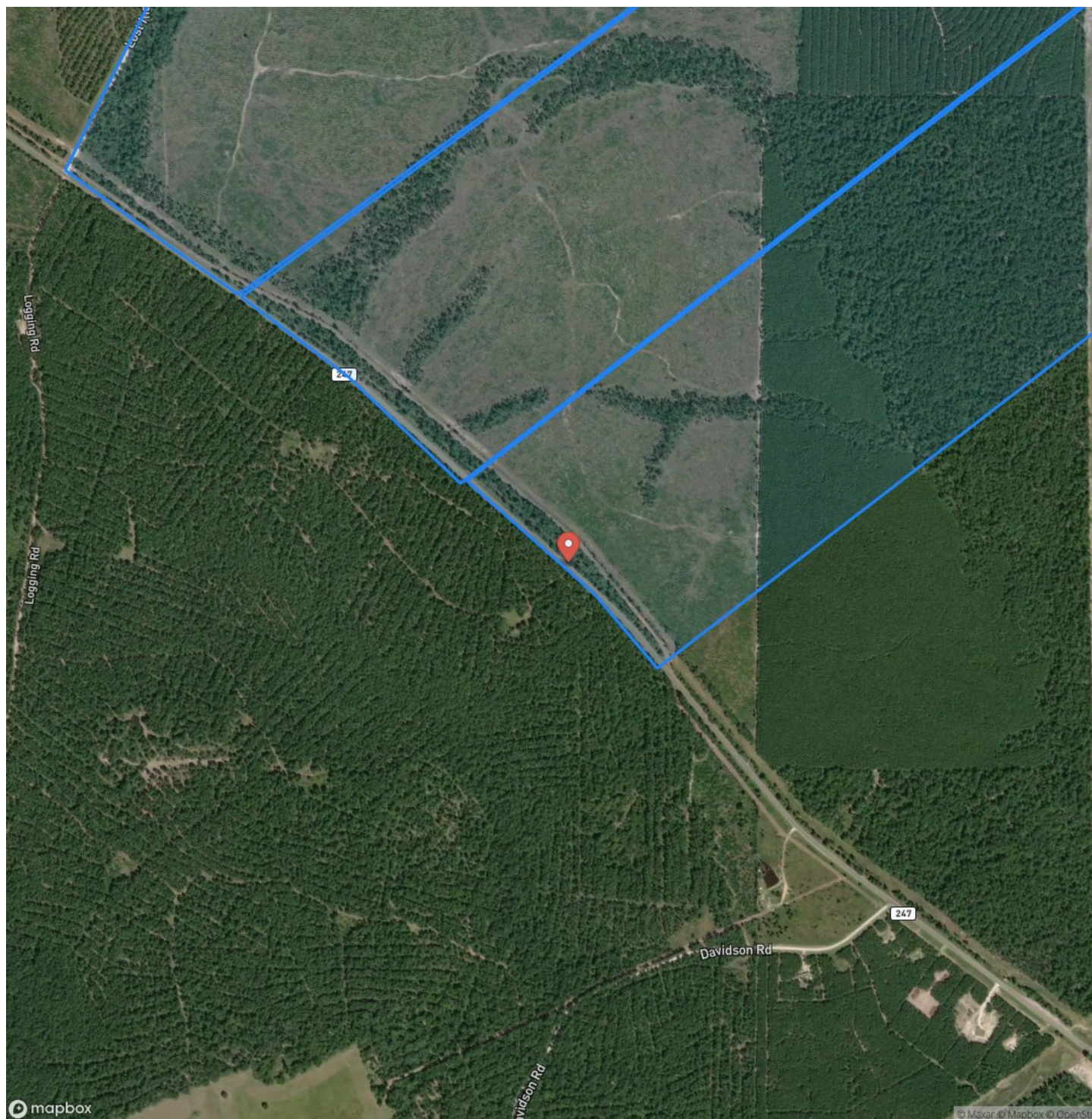




222 Acres | FM 247 | T-3 | Walker Preserve  
Huntsville, TX / Walker County

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## Satellite Map



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

**222 Acres | FM 247 | T-3 | Walker Preserve**  
**Huntsville, TX / Walker County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Andy Flack

## Mobile

(936) 295-2500

## Email

agents@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

Huntsville, TX 77340

## NOTES



**MORE INFO ONLINE:**

**www.homelandprop.com**



[illegible]

## **DISCLAIMERS**

**Property Listing Disclaimer:** The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

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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 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. Utility and pipeline.



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