

11 Acres | T-3 | Camp Ruby Road
Camp Ruby Road
Livingston, TX 77351

\$129,900
11± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

**11 Acres | T-3 | Camp Ruby Road
Livingston, TX / Polk County**

SUMMARY

Address

Camp Ruby Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.679795 / -94.722142

Taxes (Annually)

\$43

Acreage

11

Price

\$129,900

Property Website

<https://homelandprop.com/property/11-acres-t-3-camp-ruby-road/polk/texas/81905/>



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PROPERTY DESCRIPTION

Take your pick from several tracts on Camp Ruby Road! Desirable area with paved road frontage and newly extended electricity. Tracts have been mulched along the frontage with trails throughout. These properties are mostly loblolly pine with scattered hardwoods. Easily build your weekend cabin or full time homestead tucked away in the woods! Located in the Big Sandy school district and a short drive from the Naskila Casino along with easy access into Livingston. You'll feel secluded and rural while also enjoying local amenities. Light restrictions ensure quality and future maintenance. Ready for new owners to improve to their desire!

Utilities: Electric available

Utility Providers: Sam Houston Electric Cooperative



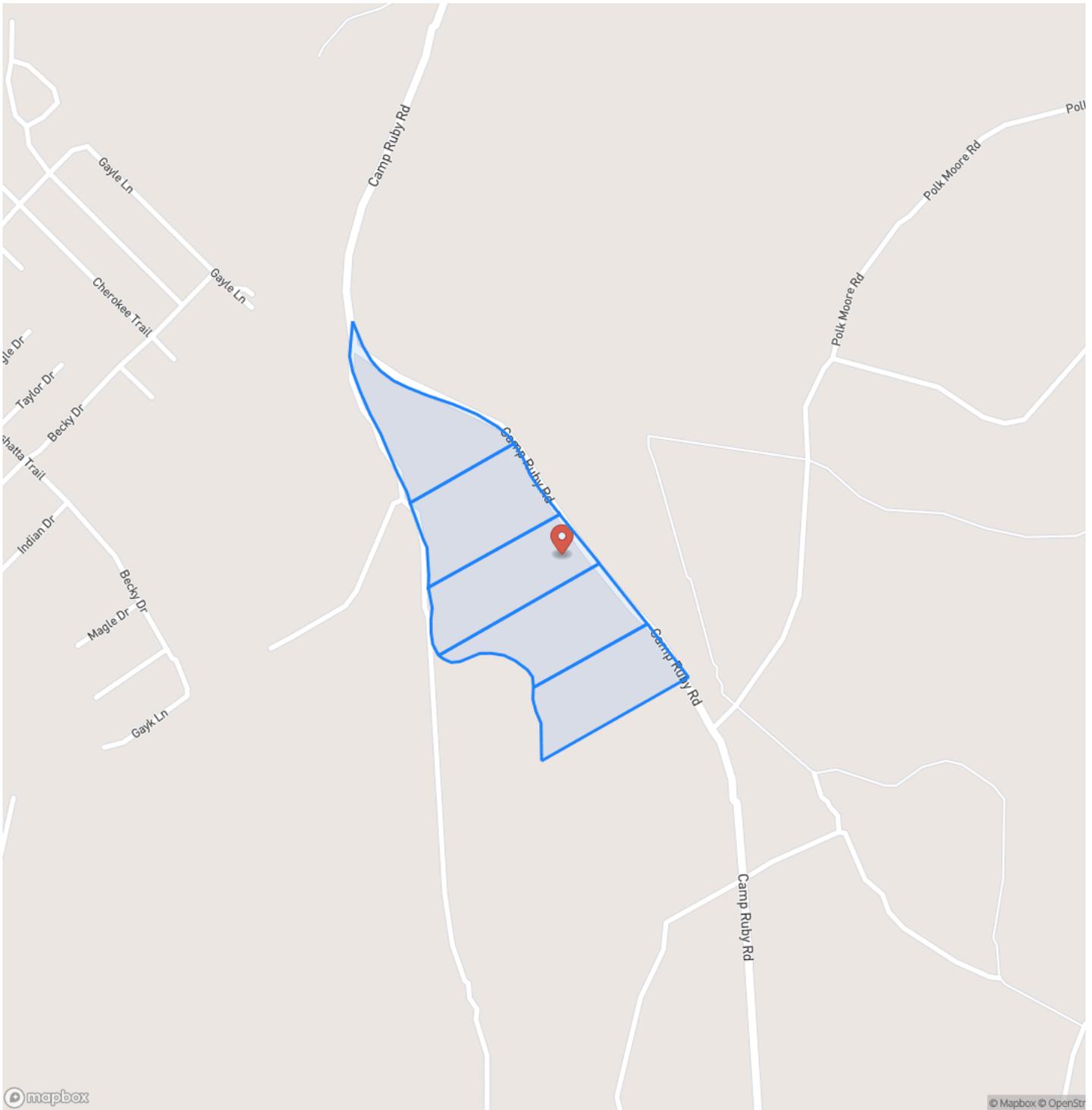
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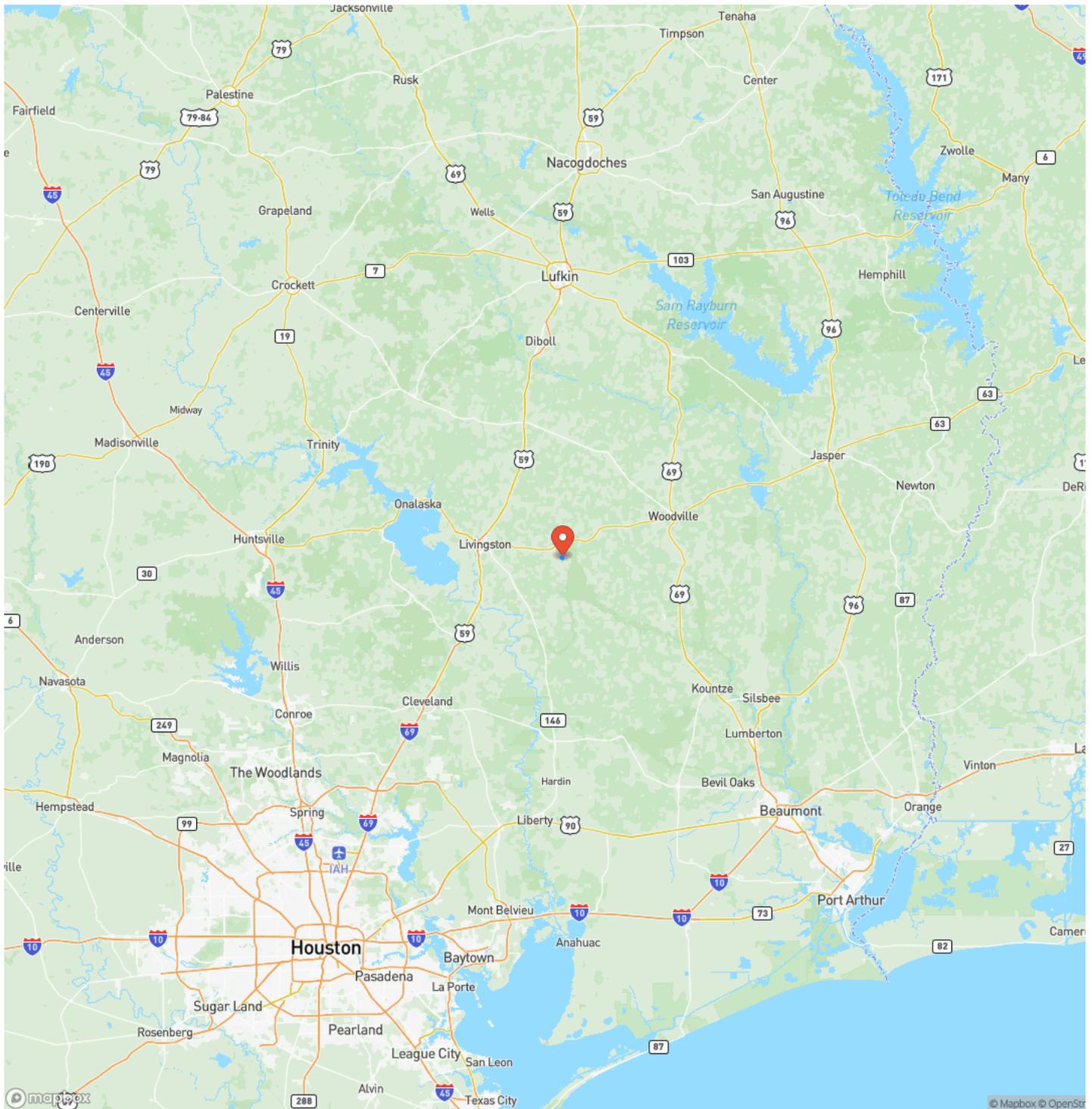


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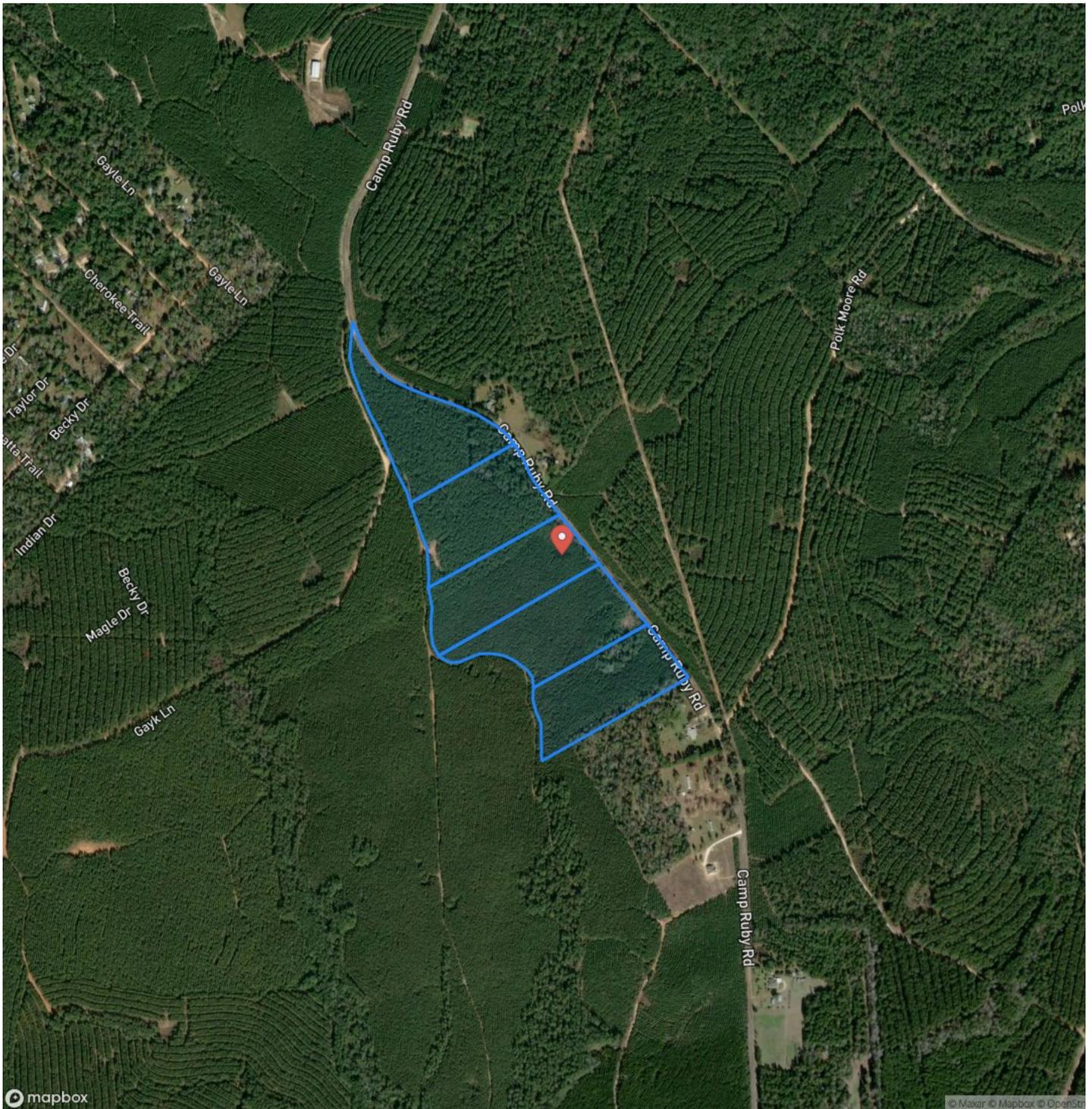
Locator Map



Locator Map



Satellite Map



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 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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HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



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