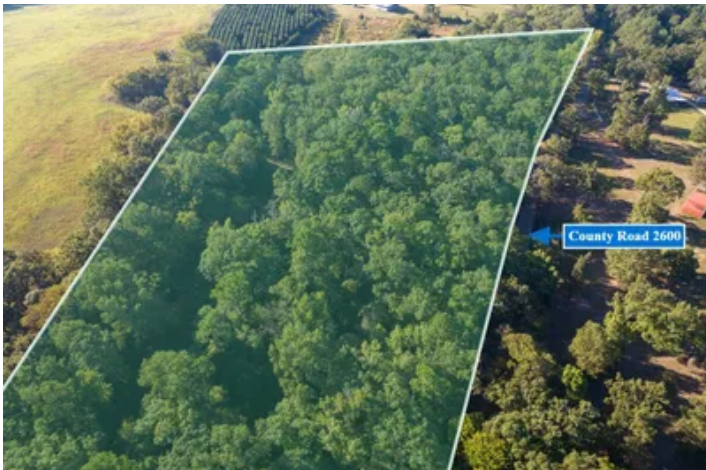


8 Acres | County Road 2600
County Road 2600
Mount Pleasant, TX 75455

\$70,929
8.52± Acres
Titus County



MORE INFO ONLINE:
www.homelandprop.com

8 Acres | County Road 2600
Mount Pleasant, TX / Titus County

SUMMARY

Address

County Road 2600

City, State Zip

Mount Pleasant, TX 75455

County

Titus County

Type

Undeveloped Land

Latitude / Longitude

33.108767 / -95.090733

Taxes (Annually)

\$19

Acreage

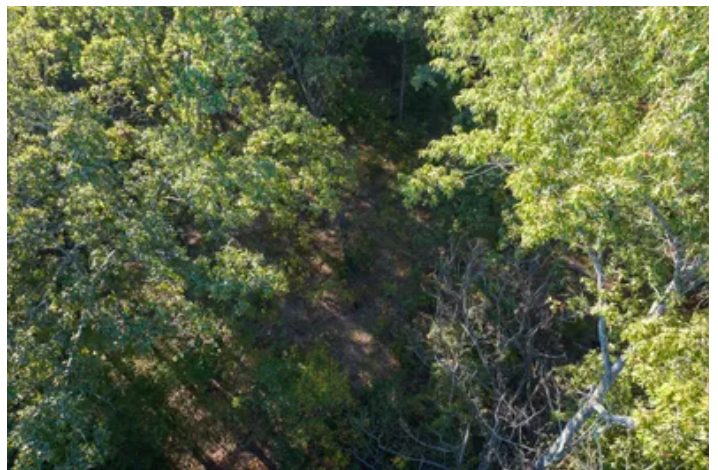
8.52

Price

\$70,929

Property Website

<https://homelandprop.com/property/8-acres-county-road-2600/titus/texas/92335/>



MORE INFO ONLINE:
www.homelandprop.com

8 Acres | County Road 2600
Mount Pleasant, TX / Titus County

PROPERTY DESCRIPTION

8.5+/- Wooded Acres - Near Lake Monticello

Private, natural acreage with large pines and mature hardwoods just minutes from Lake Monticello. The tract features gentle elevation changes that create character, shaded corridors and scenic vantage points. Diverse timber and understory offer quality wildlife habitat - expect deer, turkey and songbirds moving through the timber. Quiet setting with convenient access to lake recreation and nearby essentials.

Utilities: Electric available

Utility Providers: Southwestern Electric Power Co.



MORE INFO ONLINE:
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8 Acres | County Road 2600
Mount Pleasant, TX / Titus County

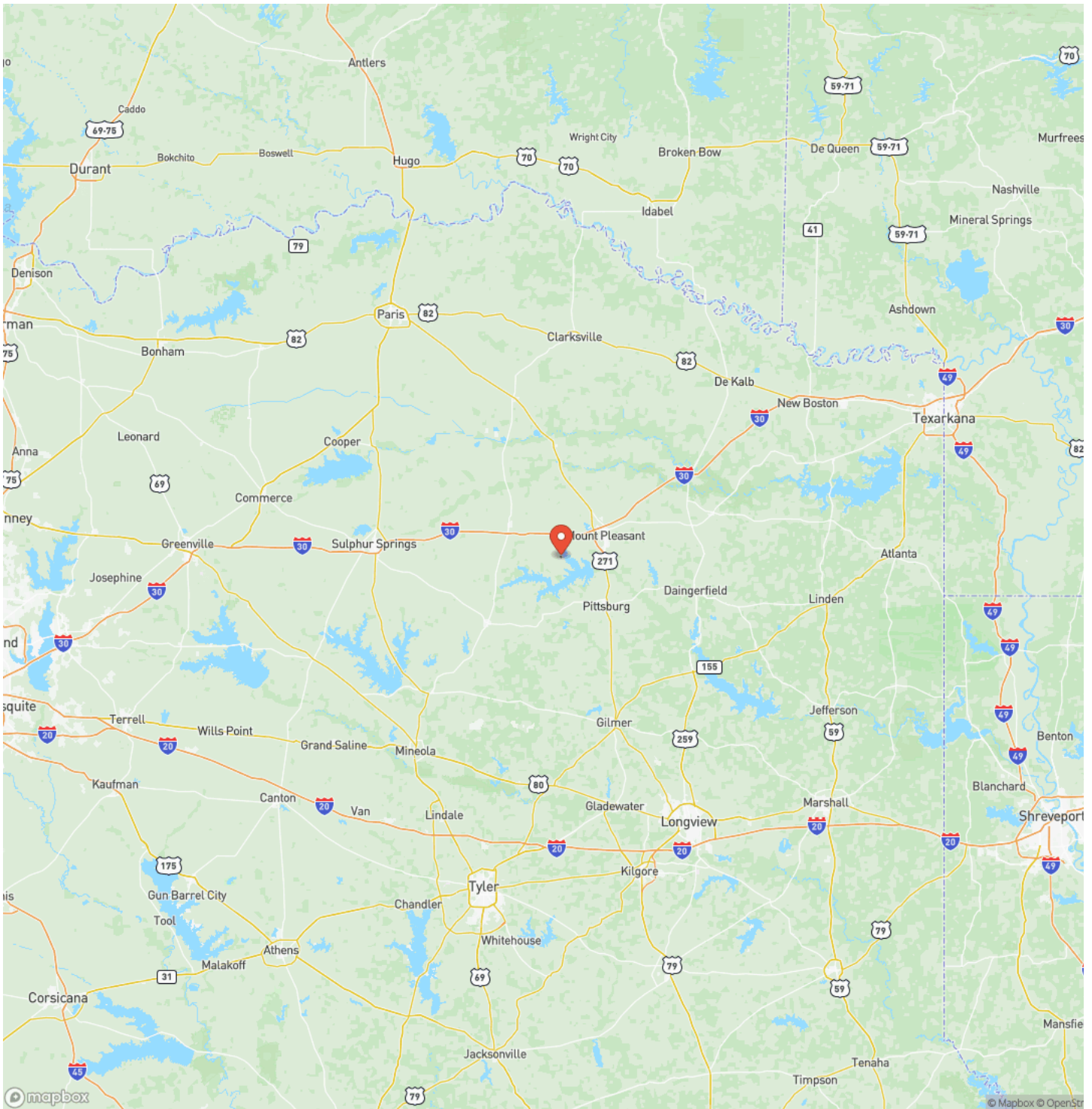


MORE INFO ONLINE:
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Locator Map



Locator Map



Satellite Map



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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.



MORE INFO ONLINE:

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