173 Acres | T-4 & T-5 | Highway 287 | 1049
Highway 287
Pennington, TX 75845

$1,166,366
173± Acres
Trinity County

HOMELAND PROPERTIES

MORE INFO ONLINE:

www.homelandprop.com

173 Acres | T-4 & T-5 | Highway 287 | 1049
Pennington, TX / Trinity County

SUMMARY

Address
Highway 287

City, State Zip
Pennington, TX 75845

County
Trinity County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
31.152372 / -95.212864

Acreage
173

Price
$1,166,366

Property Website
https://homelandprop.com/property/173-acres-t-4-t-5-highway-287-1049-trinity-texas/100434/

173 Acres | T-4 & T-5 | Highway 287 | 1049
Pennington, TX / Trinity County

PROPERTY DESCRIPTION

Brownlee Creek Timber ! 5 tracts ranging from 49 acres to 264 acres. All have been selectively thinned and opened up for a park-like look. Superior topography with no floodplain per the topography maps herein. Great access/frontage on US 287 or Louisville Rd.. Davy Crockett National Forest to the east and north, creating an excellent buffer. Electricity along the west side of US 287 and west side of Louisville Rd. for T-5. Tract 2/3 do not have electricity readily available. Go solar ! OR, extend the electricity. Clean with no pipeline ROW's, easements, or oil/gas sites known. This is prime land, prime location, prime value !
Google aerial imagery does not reflect what is current as to tree coverage. Please refer to the drone aerial imagery.

Utilities: Electric available, Water available

Utility Providers: Sam Houston Electric Cooperative, Pennington Water Supply Corp.

173 Acres | T-4 & T-5 | Highway 287 | 1049
Pennington, TX / Trinity County

HOMELAND PROPERTIES

MORE INFO ONLINE:

www.homelandprop.com

Locator Map

Locator Map

Satellite Map

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

NOTES

NOTES

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.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

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.

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