

68 Acres | T-3 | Louisville Road | 1049  
Highway 287  
Pennington, TX 75845

**\$425,000**  
68± Acres  
Trinity County



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

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Pennington, TX / Trinity County**

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**SUMMARY**

**Address**

Highway 287

**City, State Zip**

Pennington, TX 75845

**County**

Trinity County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

31.164462 / -95.204636

**Acreage**

68

**Price**

\$425,000

**Property Website**

<https://homelandprop.com/property/68-acres-t-3-louisville-road-1049/trinity/texas/98537/>



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### **PROPERTY DESCRIPTION**

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**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.*

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**Utilities:** Electric available, Water available

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



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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.



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