

12.65 Acres | T-2 | Boontown Road
Boontown Road
Trinity, TX 75845

\$149,950
12.65± Acres
Trinity County



MORE INFO ONLINE:
www.homelandprop.com

12.65 Acres | T-2 | Boontown Road
Trinity, TX / Trinity County

SUMMARY

Address

Boontown Road

City, State Zip

Trinity, TX 75845

County

Trinity County

Type

Farms, Ranches

Latitude / Longitude

31.057673 / -95.235102

Taxes (Annually)

\$127

Acreage

12.65

Price

\$149,950

Property Website

<https://homelandprop.com/property/12-65-acres-t-2-boontown-road/trinity/texas/100528/>



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PROPERTY DESCRIPTION

This 12.651-acre tract in Trinity County offers a great blend of natural beauty and versatility. The gently rolling terrain features a mix of pine timber and open areas, creating an attractive setting for a country homesite, weekend cabin, or recreational retreat.

The property offers county-maintained road frontage along Boontown Road, with electricity available at the road. This provides convenient access while still preserving the privacy and quiet rural atmosphere that makes East Texas land so desirable.

Whether you're looking to build, invest, or establish a private getaway, this tract provides flexibility to fit a variety of uses. Acreage in this size range continues to be in strong demand throughout Trinity County.

Seller financing available.

Utilities: Electric available

Utility Provider: Sam Houston Electric Cooperative

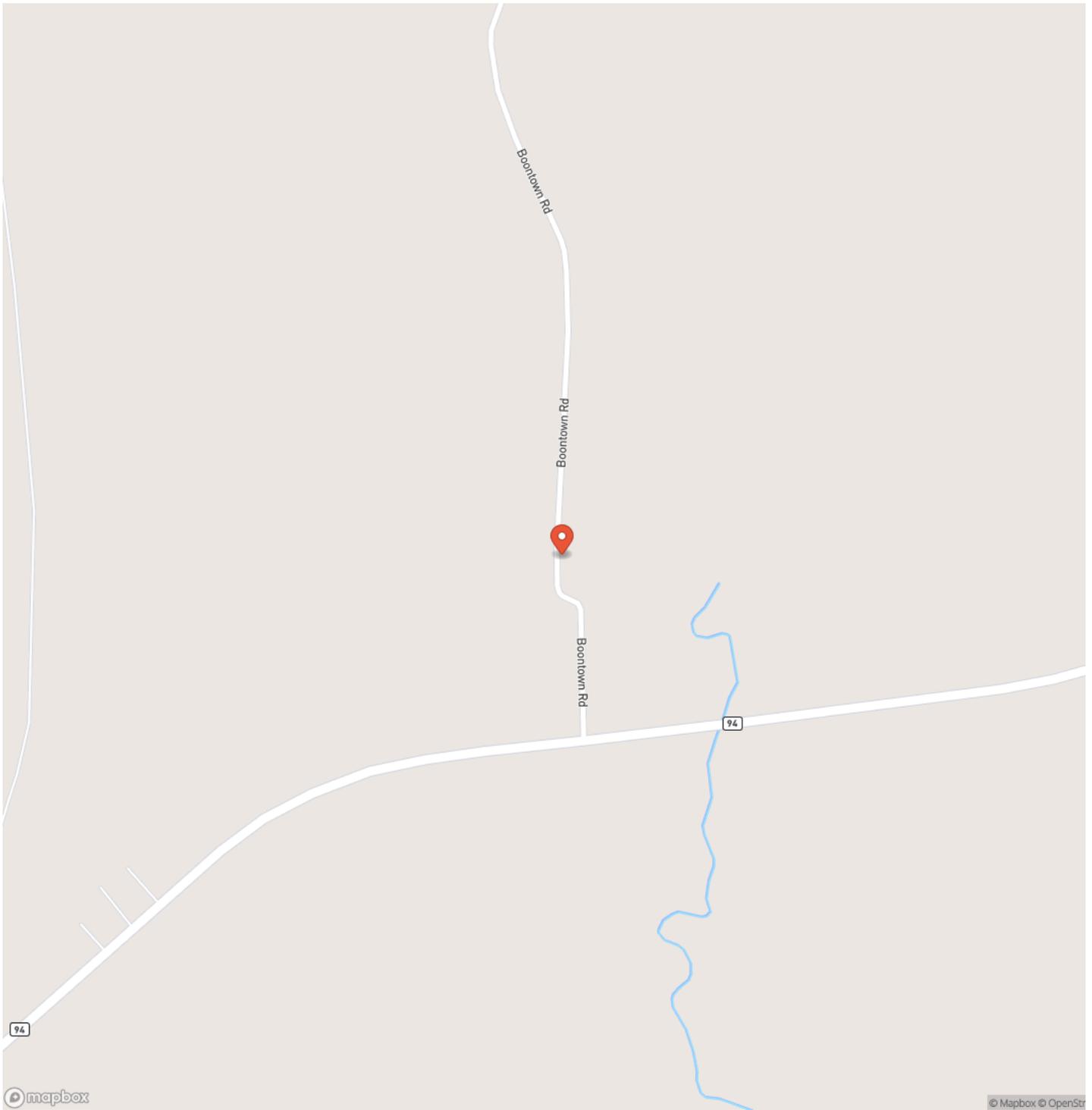


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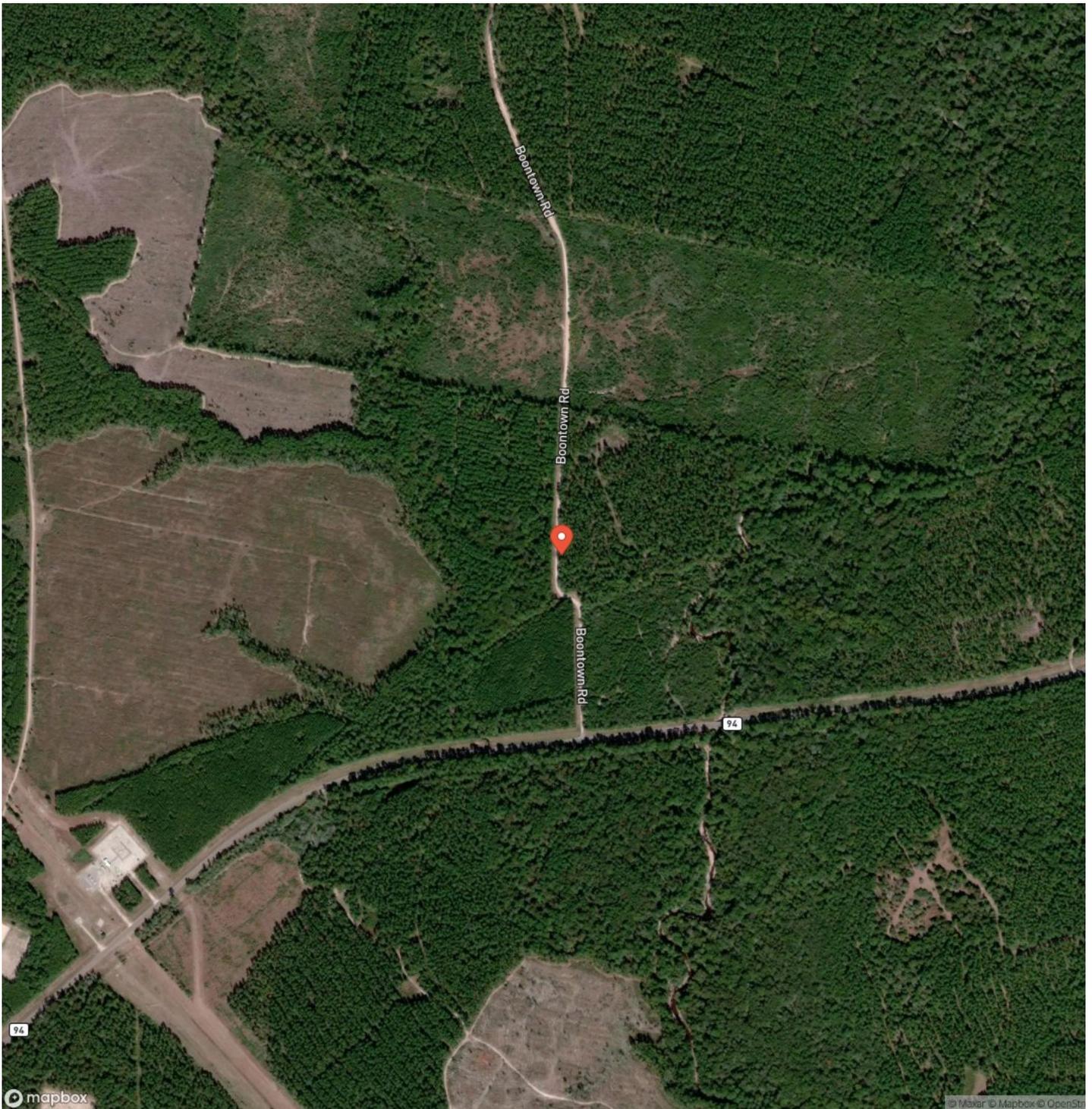


Locator Map



12.65 Acres | T-2 | Boontown Road
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Satellite Map



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DISCLAIMERS

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Acreege, 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 Agriculture 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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