

72 Acres | T-3 | Union Springs Rd
Union Springs Road
Corrigan, TX 75939

\$589,464
72± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

**72 Acres | T-3 | Union Springs Rd
Corrigan, TX / Polk County**

SUMMARY

Address

Union Springs Road

City, State Zip

Corrigan, TX 75939

County

Polk County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.006451 / -94.837054

Acreage

72

Price

\$589,464

Property Website

<https://homelandprop.com/property/72-acres-t-3-union-springs-rd/polk/texas/99385/>



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PROPERTY DESCRIPTION

Big Exposure ! Situated along the east side of the new Corrigan Loop, 72 acres with meandering creek and an abundance of access/frontage on Union Springs Road, a county maintained, public, non-thru road. Low traffic ! Sloping topography. Electricity along road frontage. Mostly treed from small pines/brush to larger pines/hardwoods along road and creek drains.

- *Google imagery does not illustrate the US 69 ROW. The property will not have access to the US 69 Loop.*
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Utilities: Electric available

Utility Provider: Sam Houston Electric Cooperative



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Locator Map



Locator Map



Satellite Map



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 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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