

423 Acres | T-1 | Eliot
FM 355
Groveton, TX 75845

\$2,432,250
423± Acres
Trinity County



MORE INFO ONLINE:
<https://homelandprop.com/>

**423 Acres | T-1 | Eliot
Groveton, TX / Trinity County**

SUMMARY

Address

FM 355

City, State Zip

Groveton, TX 75845

County

Trinity County

Type

Undeveloped Land

Latitude / Longitude

31.011927 / -95.134987

Acreage

423

Price

\$2,432,250

Property Website

<https://homelandprop.com/property/423-acres-t-1-eliot/trinity/texas/105250/>



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PROPERTY DESCRIPTION

Eliot Timberlands ! Good access/frontage on FM 355 near Groveton, Texas. Varying ages of pine plantation with mixed hardwoods along creek drains. Big topography. Internal roads/trails. Ready for continued silviculture or conversion to pasture. High and dry for recreation and/or improved farm/ranch. First-time open market offering. Historically used as industry forestland. Clean with no ROW's, well sites, or pipelines known.

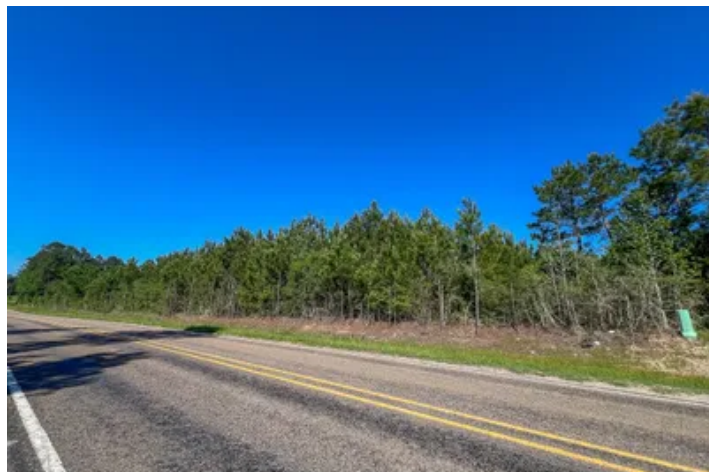
Utilites: Electricity Available by extension.

Utility Provider: Sam Houston Electric Cooperative



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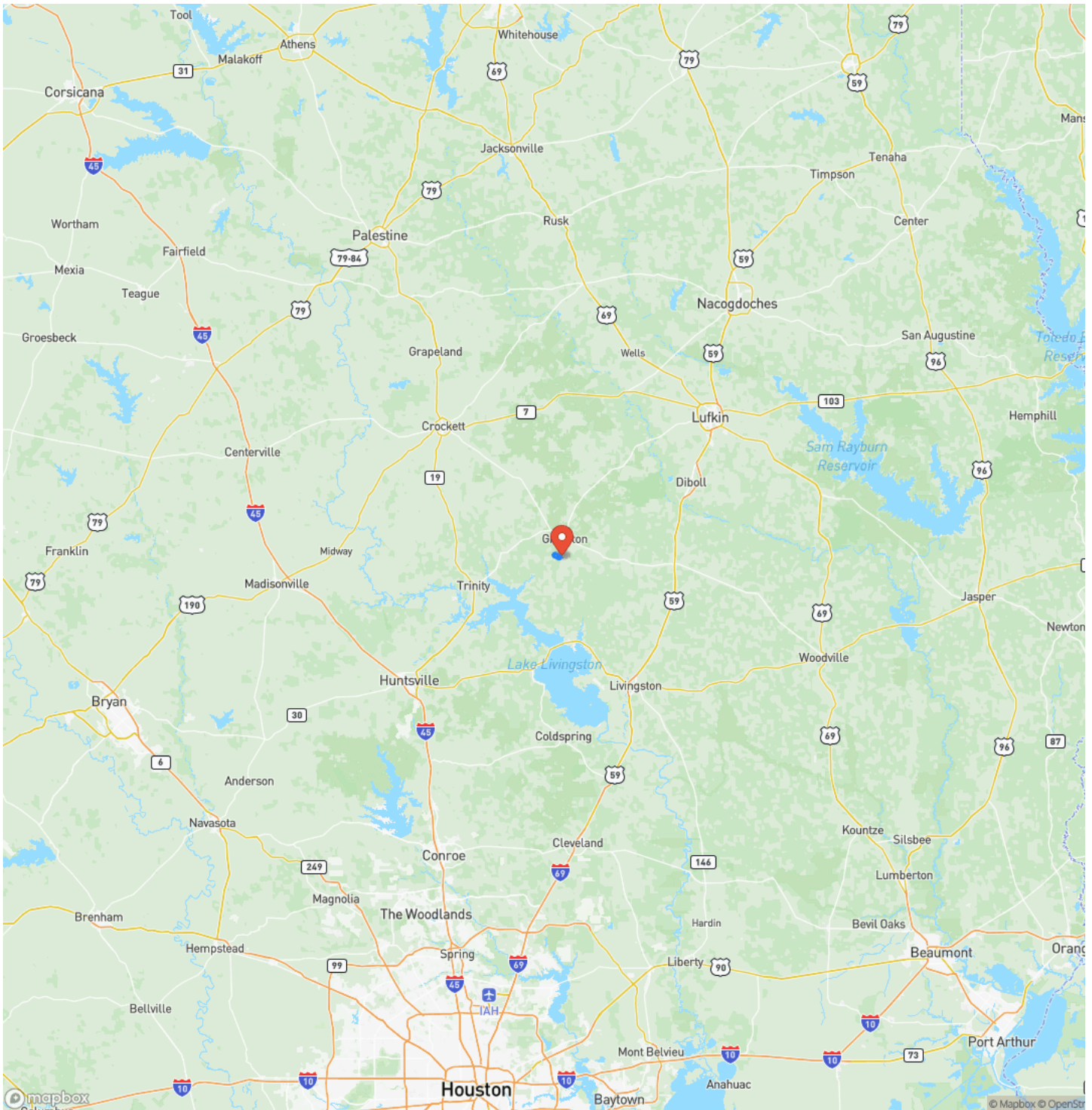


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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.



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HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
<https://homelandprop.com/>



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