

65 Acres | Off Hardy Bottom Road
Off Hardy Bottom Road
New Waverly, TX 77358

\$1,042,722
65.580± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

65 Acres | Off Hardy Bottom Road
New Waverly, TX / Walker County

SUMMARY

Address

Off Hardy Bottom Road

City, State Zip

New Waverly, TX 77358

County

Walker County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

30.580813 / -95.410627

Taxes (Annually)

154

Acreage

65.580

Price

\$1,042,722

Property Website

<https://homelandprop.com/property/65-acres-off-hardy-bottom-road-walker-texas/89301/>



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PROPERTY DESCRIPTION

Raw and ready ! New Waverly, Texas ! Natural mixed woods over sloping terrain. Accessed by 30' easement (see survey herein), from FM 1375, a low traffic FM road. Privacy and seclusion ! Electricity extended and ready for hookup or further extension. Great location and setting for rural residential/ranch setting. Clean with no known well sites and/or pipelines. Near the [Sam Houston National Forest](#).

Utilities: Electric available

Utility Provider: Sam Houston Electric Cooperative



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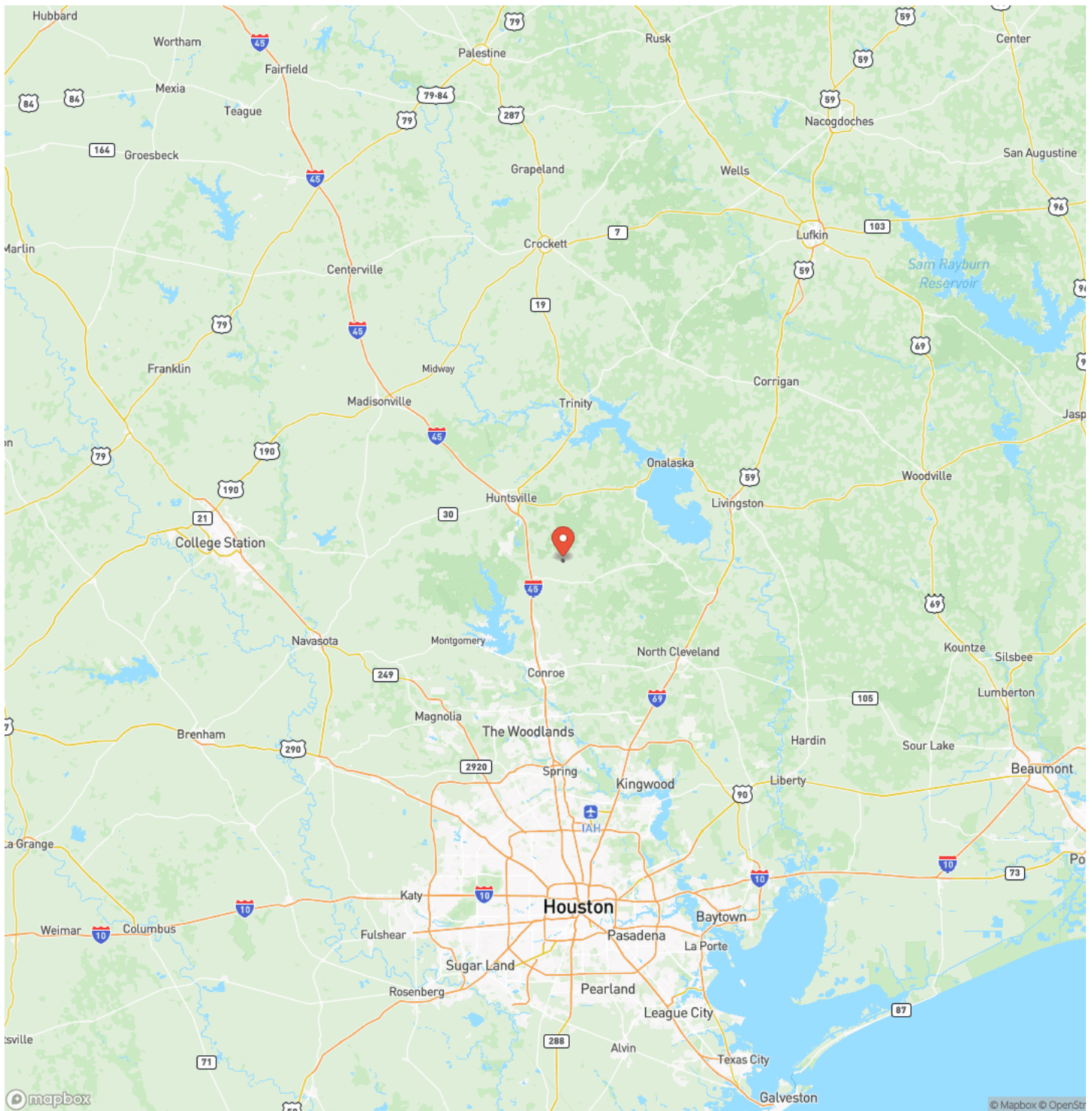
Locator Map



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Locator Map



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Satellite Map



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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



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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

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. Access easement and electricity easement. No others known.



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