

149 Acres | 5614 County Road 1450
5614 County Road 1450
Warren, TX 77664

\$1,587,500
149± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

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Warren, TX / Tyler County

SUMMARY

Address

5614 County Road 1450

City, State Zip

Warren, TX 77664

County

Tyler County

Type

Recreational Land, Residential Property

Latitude / Longitude

30.644335 / -94.552999

Taxes (Annually)

7763

Dwelling Square Feet

2460

Bedrooms / Bathrooms

3 / 2.5

Acreage

149

Price

\$1,587,500

Property Website

<https://homelandprop.com/property/149-acres-5614-county-road-1450-tyler-texas/79423/>



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PROPERTY DESCRIPTION

Beautiful timber/hunting tract surrounded by large acreage properties for privacy and seclusion. Custom built 3 bedroom/2.5 bath all metal home with a screened in wrap-around porch with breath taking views of the property. Custom built cabinets and countertops compliment the open concept throughout the home. A second 3 bedroom/2 bath home for additional family members/guests makes it complete for family gatherings, retirement property, weekend getaways and/or corporate retreats. Each home has it's own water well and septic system separate, along with a back-up generator for power during outages. The property includes a 2-car detached garage/shop and a large enclosed RV metal storage building, complete with a bathroom, workout room and office/storage space. Both buildings are insulated. wired with electricity and have A/C Heating available. A greenhouse, enclosed shop and additional equipment shed complete the improvements.

Spring fed fishing pond is located in close proximity to the house, stocked with large mouth bass and perch. A meandering creek flows through the back of the property which provides a habitat well suitable for wildlife. Trophy-sized bucks and wild hog populations abound. Mature pine timber, large cypress trees, magnolias and scattered hardwoods add to the overall beauty of the property. You won't find many like this!

Utility Providers: Entergy



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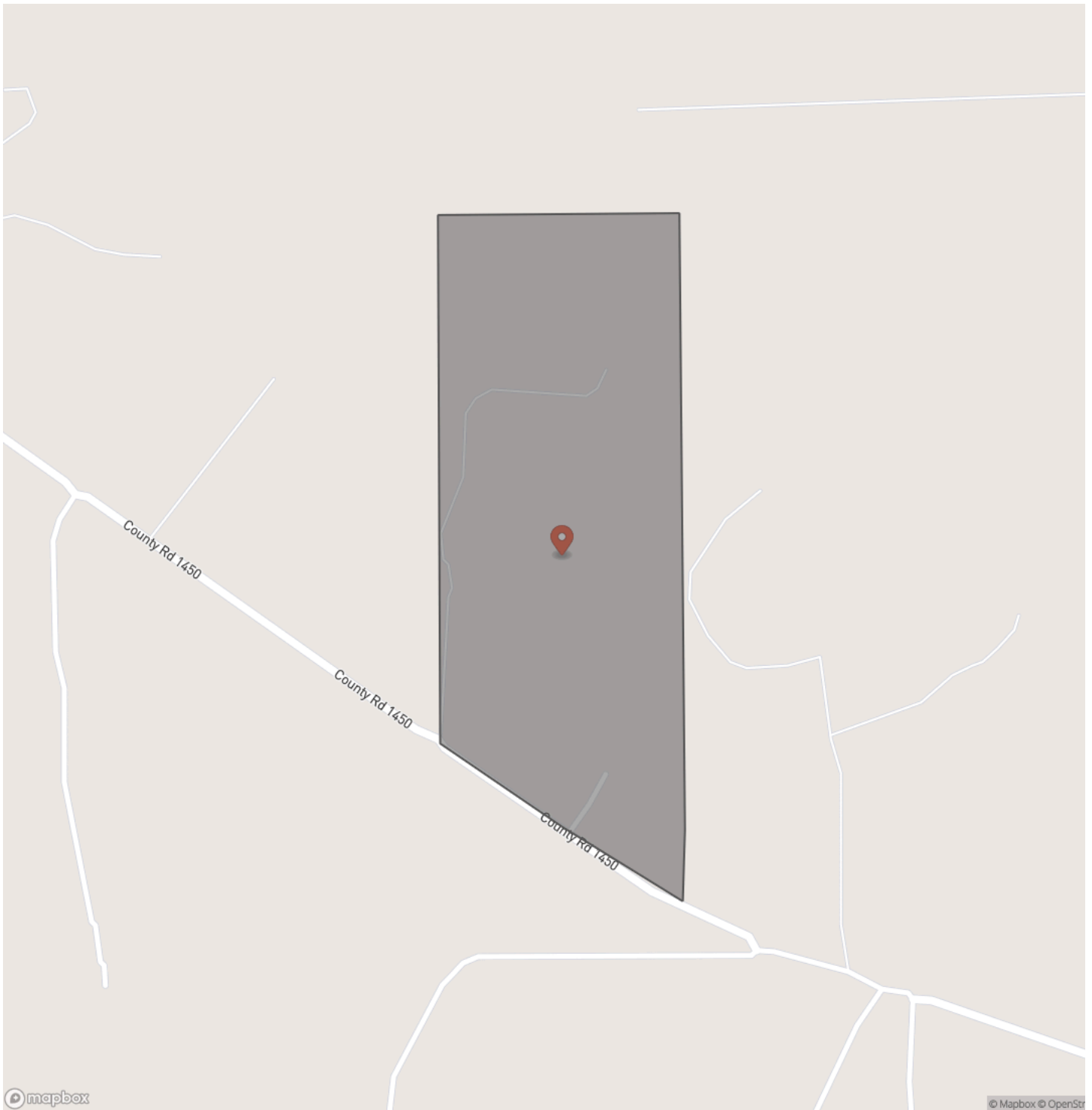
149 Acres | 5614 County Road 1450
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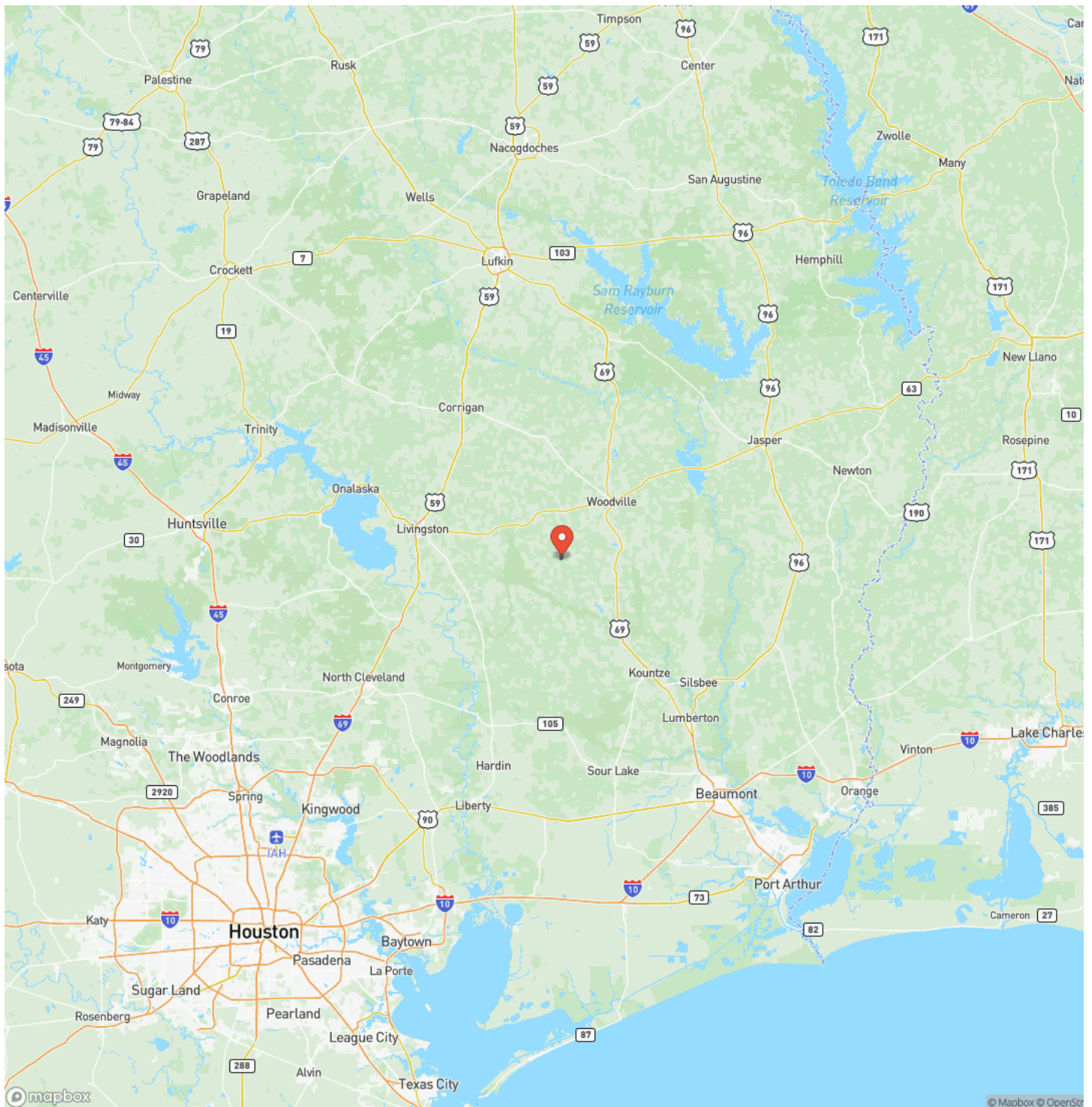
Locator Map



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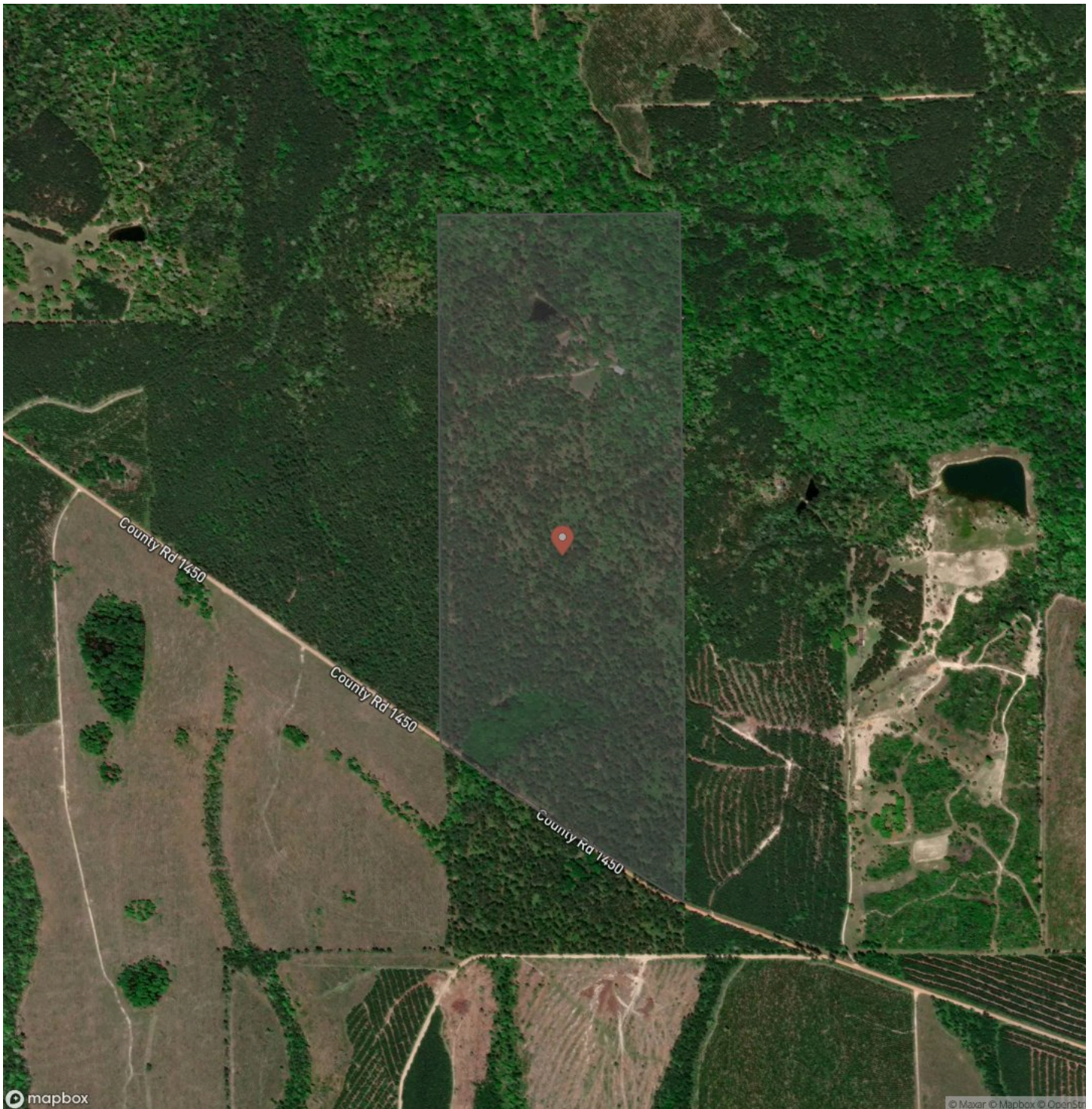
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Locator Map



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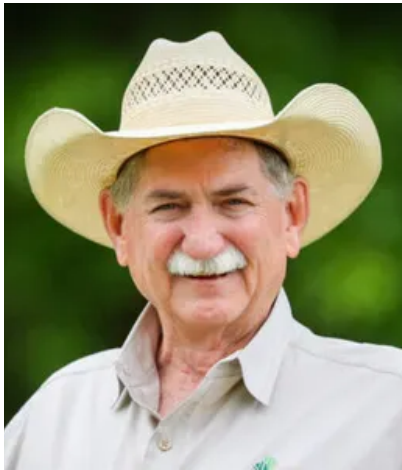
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Phil Letbetter

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City / State / Zip

Huntsville, TX 77340

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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