

49 Acres | Easement Access/I-45 Feeder Road
I-45 Feeder Road
Huntsville, TX 77340

\$1,467,755
49.600± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

49 Acres | Easement Access/I-45 Feeder Road
Huntsville, TX / Walker County

SUMMARY

Address

I-45 Feeder Road

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Commercial, Farms, Residential Property

Latitude / Longitude

30.590241 / -95.507767

Dwelling Square Feet

1924

Bedrooms / Bathrooms

3 / 2

Acreage

49.600

Price

\$1,467,755

Property Website

<https://homelandprop.com/property/49-acres-easement-access-i-45-feeder-road-walker-texas/81160/>



PROPERTY DESCRIPTION

This 49.6 acre property combines residential comfort, agricultural use, and commercial potential—all just minutes from I-45. Accessed by a 40-foot easement road, the tract features a 2,000± square foot main home and a separate 600± square foot guest/mother-in-law suite, offering flexible living or rental options. The property includes established pasture, with a recently clear-cut section ready for pasture conversion, expansion, or other use. With easement access off the IH-45 feeder road, this location offers exceptional visibility and ease of access making it ideal for an RV park or other income-producing ventures. Whether you're seeking a secluded homestead, multi-use ranch, or development opportunity, this property is well-positioned to deliver.

Property Highlights

- Private water well and septic in place
- Partial pasture with additional acreage recently clear-cut—ready for conversion to pasture or other uses
- Frontage/access to East Sandy Creek
- Located off the IH-45 feeder road for convenient access to Interstate 45
- Excellent location for private residence, small ranch, or RV park development
- Accessed via a 40' wide easement road offering privacy and seclusion

Utilities: Electric available, Water available

Utility Providers: Entergy, Well



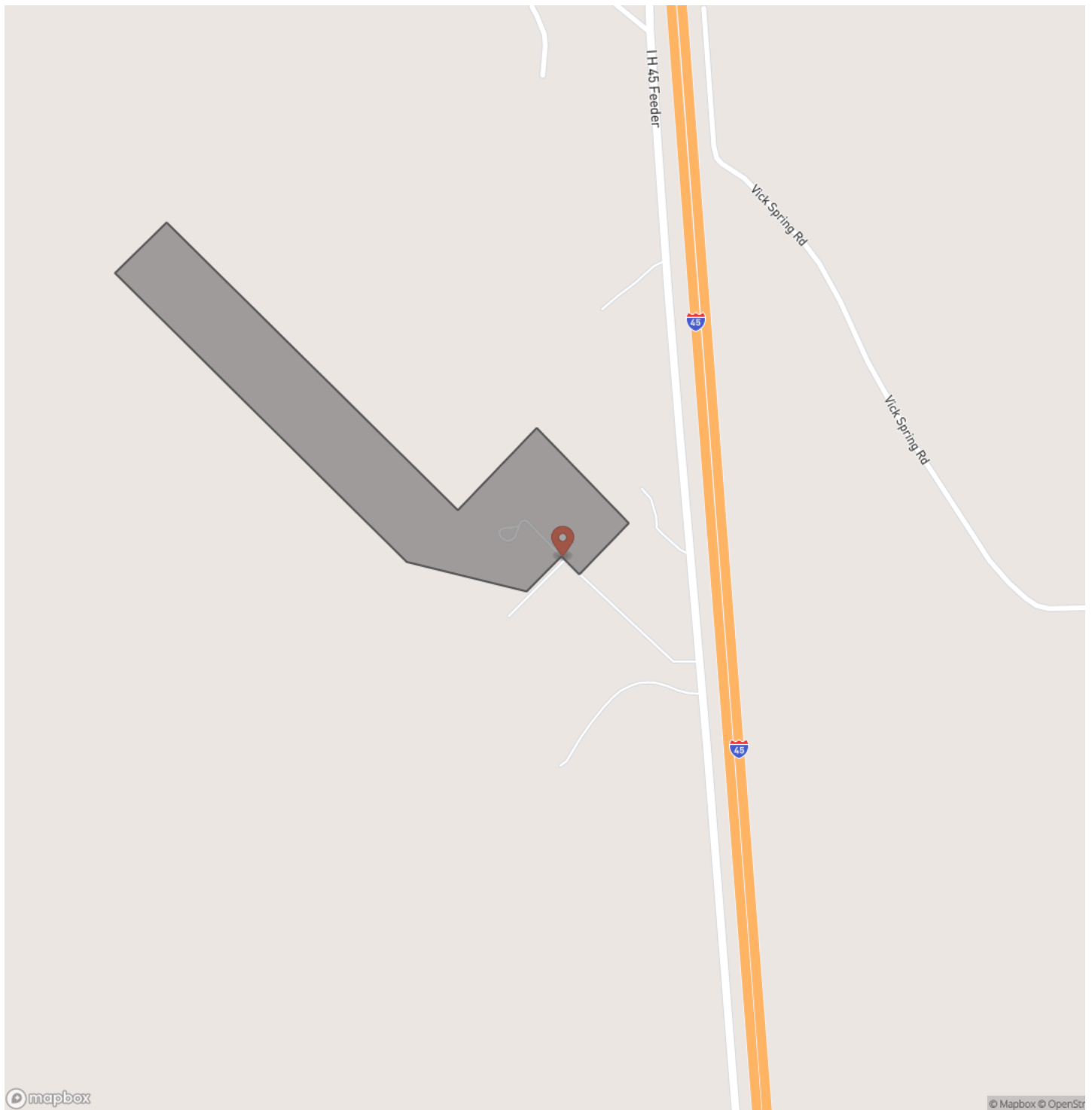
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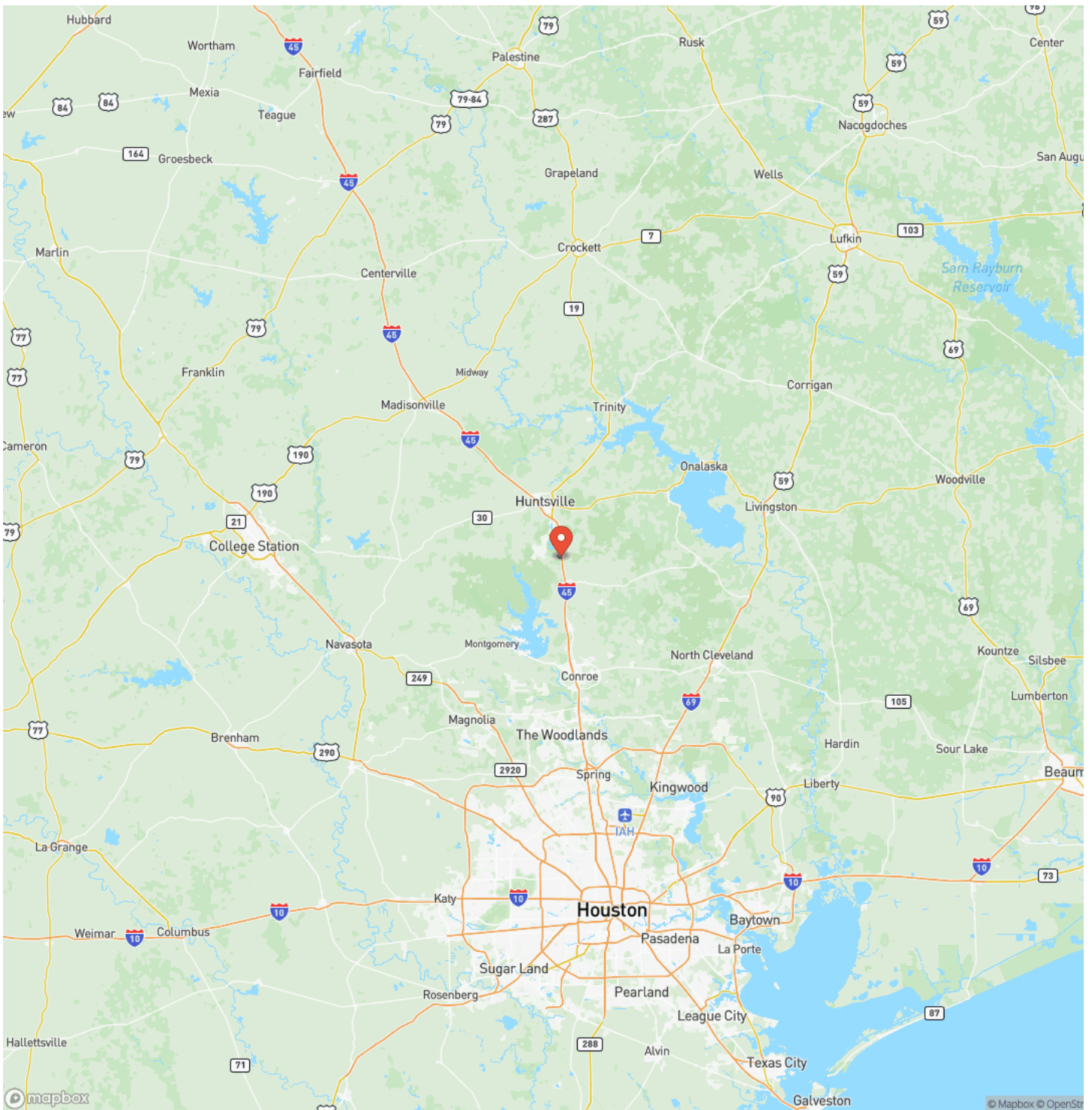
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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Miller Cox

Mobile

(817) 899-0372

Email

miller@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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www.homelandprop.com

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.



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Easement Disclaimer: Visible and apparent and/or marked in field.



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