

18 Acres | Sunflower Road | Adjoins Big Thicket
Sunflower Road
Livingston, TX 77351

\$228,400
18.270± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

18 Acres | Sunflower Road | Adjoins Big Thicket
Livingston, TX / Polk County

SUMMARY

Address

Sunflower Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Undeveloped Land, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

30.635482 / -94.711304

Taxes (Annually)

70

Acreage

18.270

Price

\$228,400

Property Website

<https://homelandprop.com/property/18-acres-sunflower-road-adjoins-big-thicket-polk-texas/74107/>



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PROPERTY DESCRIPTION

First time open market offering of 18 acres adjoining the Big Thicket National Preserve! The Big Thicket is over 113,000 acres of paradise with a convergence of different ecosystems - you'll experience hiking through pine forests, backcountry camping, paddling along waterways and bayous, bird watching, and too many more activities to name. This property provides a rare opportunity to have nature's best at your fingertips. On the 18 acres, growing loblolly abound with a mix of other hardwoods and flora. The surroundings are quiet and serene with limited neighbors and traffic. Whether you are looking for a weekend cabin spot or full time residence, this property provides a unique opportunity to embrace natural living and the great outdoors!

Utilities: Electricity available

Utility Providers: Sam Houston Electric Cooperative

School District: Big Sandy ISD



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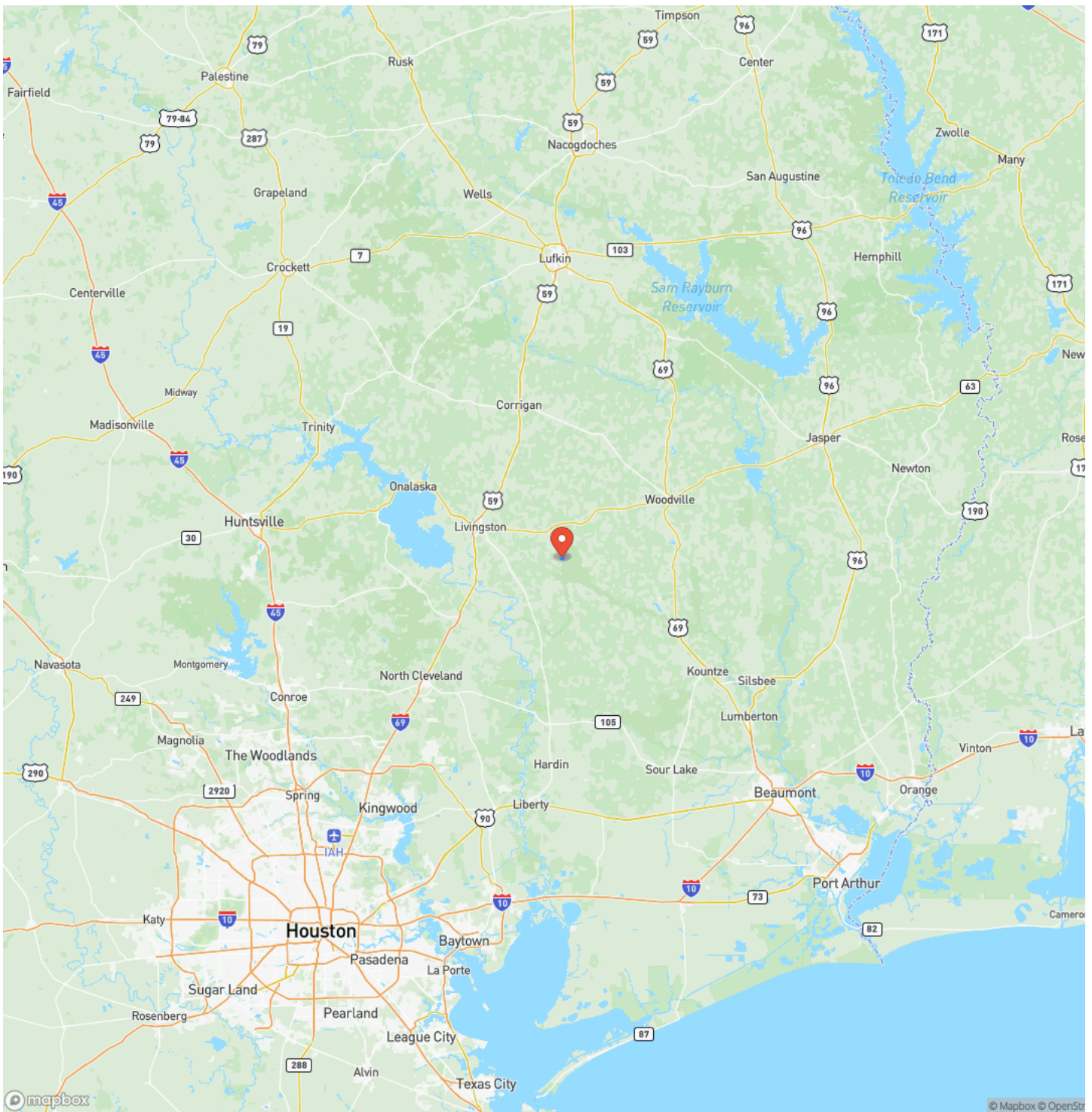
Locator Map



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Locator Map



18 Acres | Sunflower Road | Adjoins Big Thicket
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Satellite Map



**18 Acres | Sunflower Road | Adjoins Big Thicket
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LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robbi@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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www.homelandprop.com

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DISCLAIMERS

Listing Disclaimer

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Title and Survey Disclaimer

Expense subject to negotiation. Seller requires use of seller's preferred surveyor/title company.

Mineral Disclaimer

Oil and gas minerals have been reserved by prior owners. Other reservations subject to title and/or sellers contract when applicable.

Easement Disclaimer

Visible and apparent and/or marked in field.

Tax Disclaimer

Approximately \$5/Ac/Yr with timber exemption. Properties may qualify for future exemption subject to usage.

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.



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