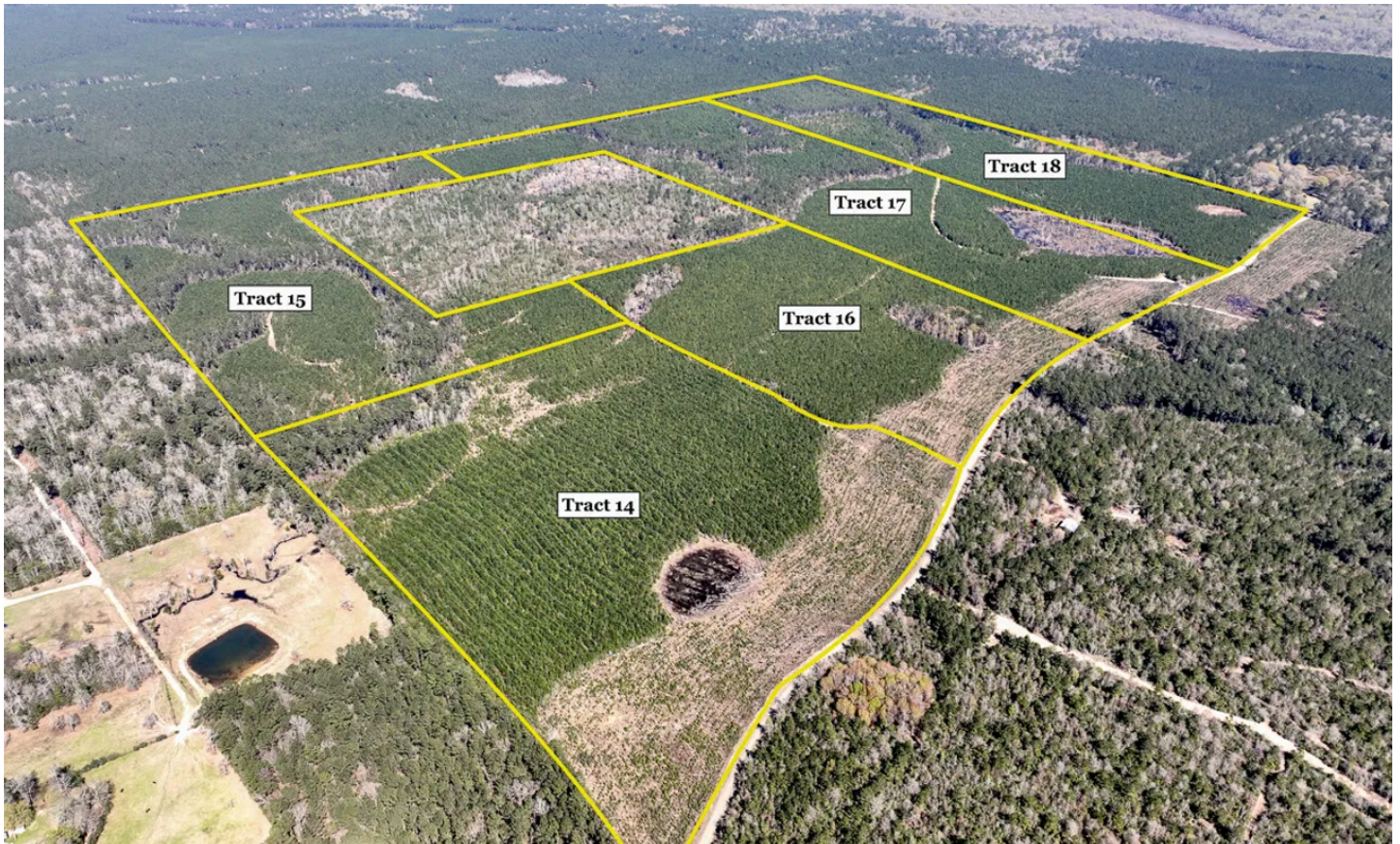


40 acres | T-16 | Spurger Pines North
County Road 4415
Spurger, TX 77660

\$296,000
40± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

40 acres | T-16 | Spurger Pines North
Spurger, TX / Tyler County

SUMMARY

Address

County Road 4415

City, State Zip

Spurger, TX 77660

County

Tyler County

Type

Undeveloped Land

Latitude / Longitude

30.72738211 / -94.1592056667

Acreage

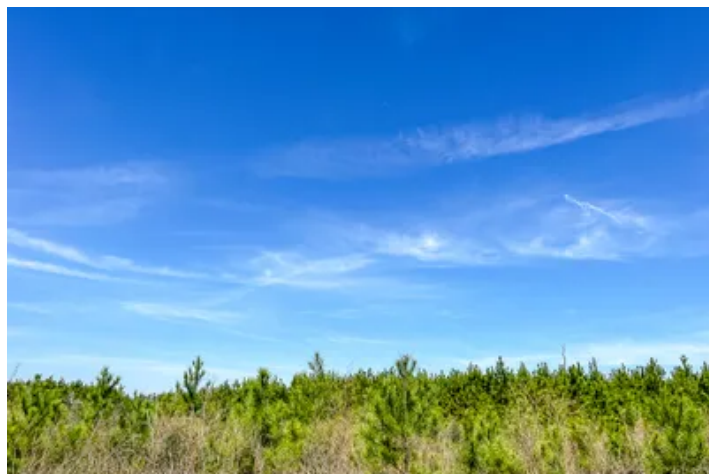
40

Price

\$296,000

Property Website

<https://homelandprop.com/property/40-acres-t-16-spurger-pines-north-tyler-texas/73613/>



MORE INFO ONLINE:

www.homelandprop.com

40 acres | T-16 | Spurger Pines North
Spurger, TX / Tyler County

PROPERTY DESCRIPTION

1st time open market offering! Beautiful wooded tracts on low traffic (dead end) road. Easy to access. Electricity is available along CR 4415. Take advantage of recreation areas like [Beech Creek](#) and [Martin Dies, Jr. State Park](#) located in the [Big Thicket National Preserve](#) and explore waterways like the [Neches River](#). These areas offer endless trails, fishing, and discovery with the plentiful native wildlife. Quiet, low traffic community.

Utilities: Electricity available

Utility Providers: Sam Houston Electric Cooperative

School District: Spurger ISD



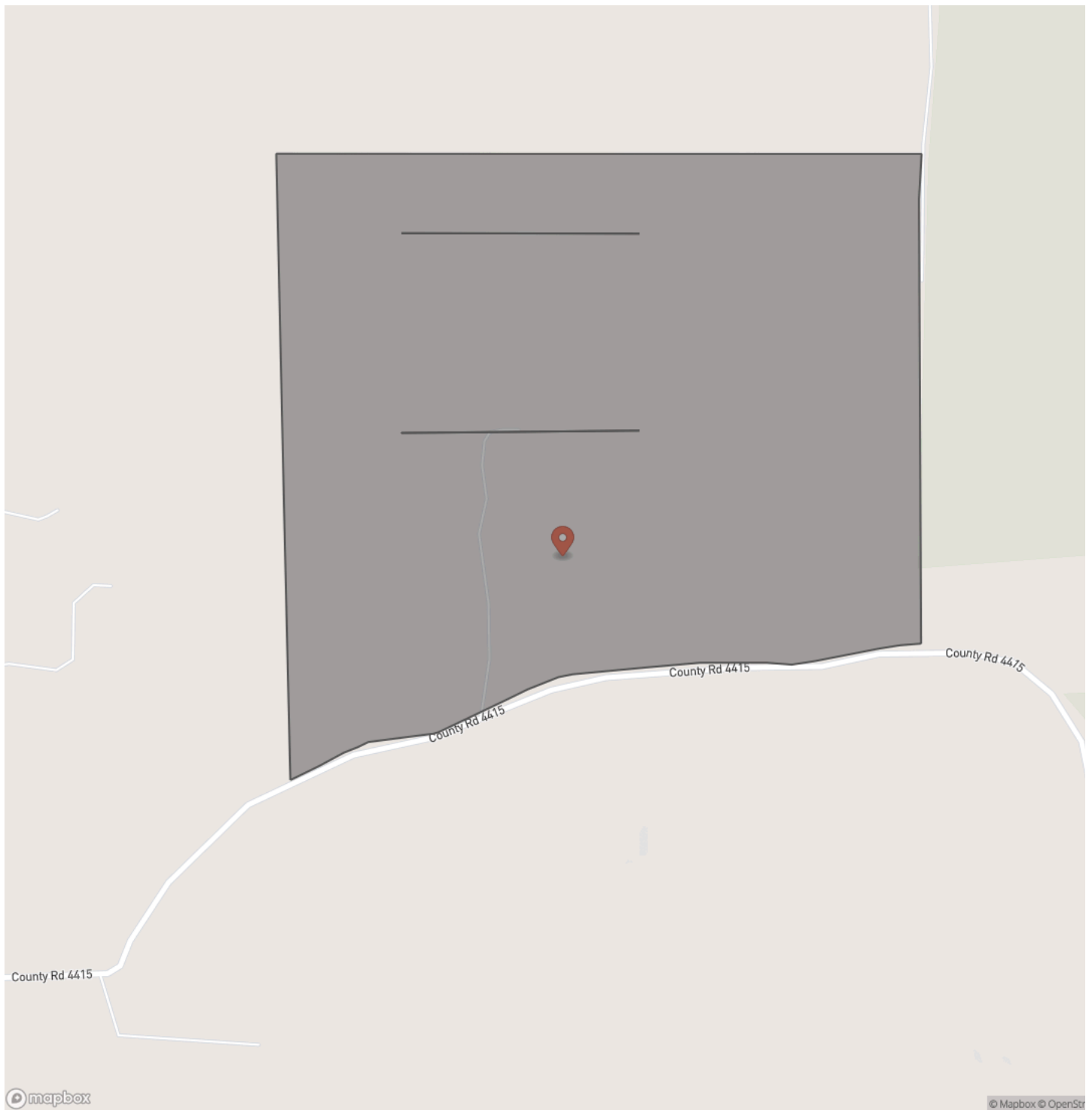
MORE INFO ONLINE:

www.homelandprop.com

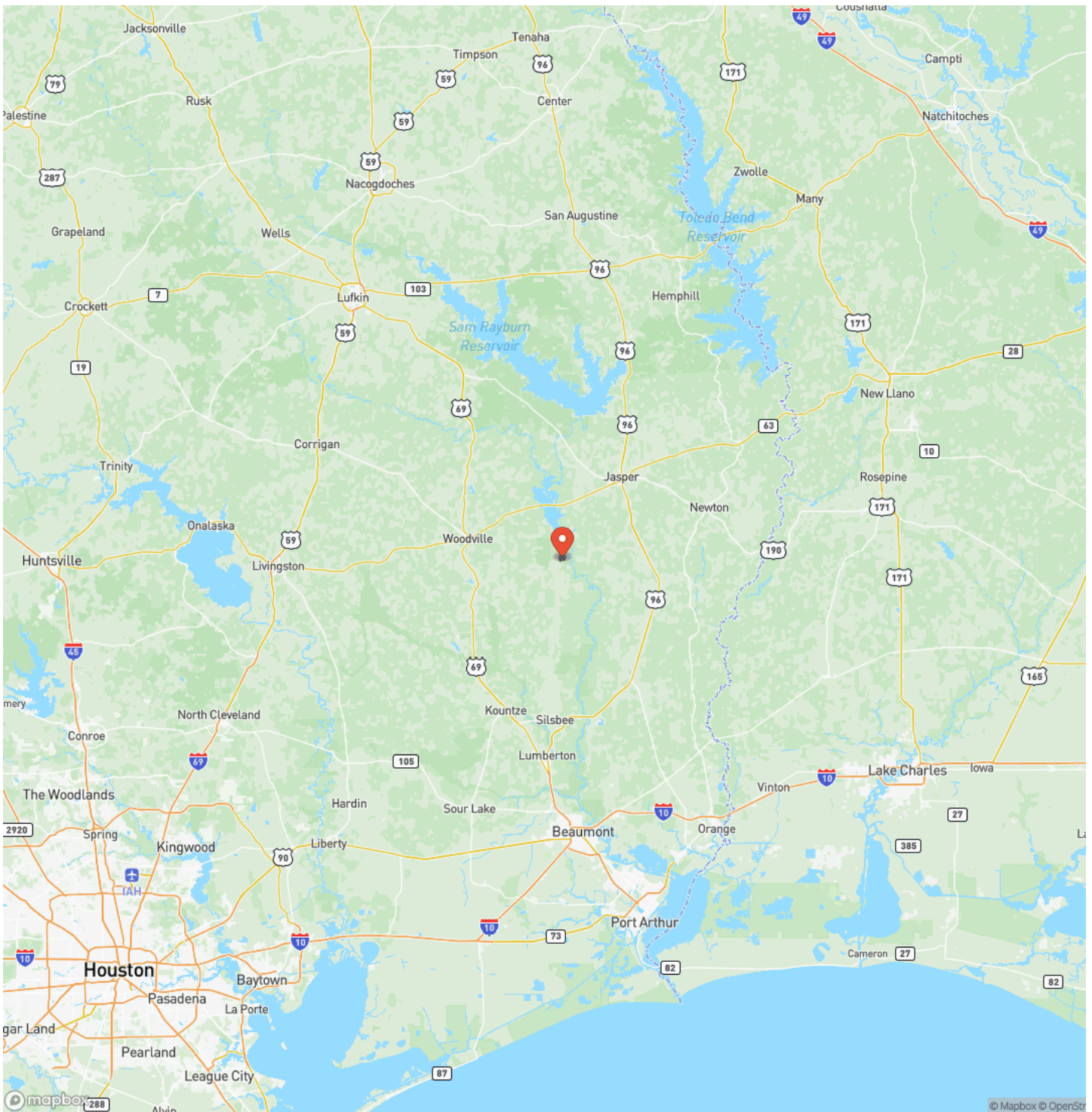
40 acres | T-16 | Spurger Pines North
Spurger, TX / Tyler County



Locator Map



Locator Map



40 acres | T-16 | Spurger Pines North
Spurger, TX / Tyler County

Satellite Map



40 acres | T-16 | Spurger Pines North
Spurger, TX / Tyler County

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

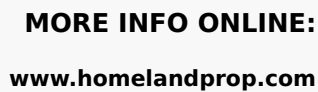
NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a single 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

Listing Disclaimer

The use and/or reproduction of any marketing materials generated by HomeLand Properties, Inc. and/or its associated clients, including, but not limited to, maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without written consent. The information contained herein is from sources deemed reliable but is not guaranteed by HomeLand Properties, Inc. The offerings are subject to change in price, errors, omissions, prior sales or withdrawal without notice. This disclaimer supersedes any & all information published by other MLS sites whether by permission or not, including, but not limited to, co-broker fees, if any. Acreage size and dimensions are approximate. County Appraisal District (CAD) market and tax values, as well as acreage size and/or shape, are not applicable to real estate market conditions and/or this solicitation, other than for ag value (1D1) purposes.

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.

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.



MORE INFO ONLINE:

www.homelandprop.com

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



MORE INFO ONLINE:
www.homelandprop.com