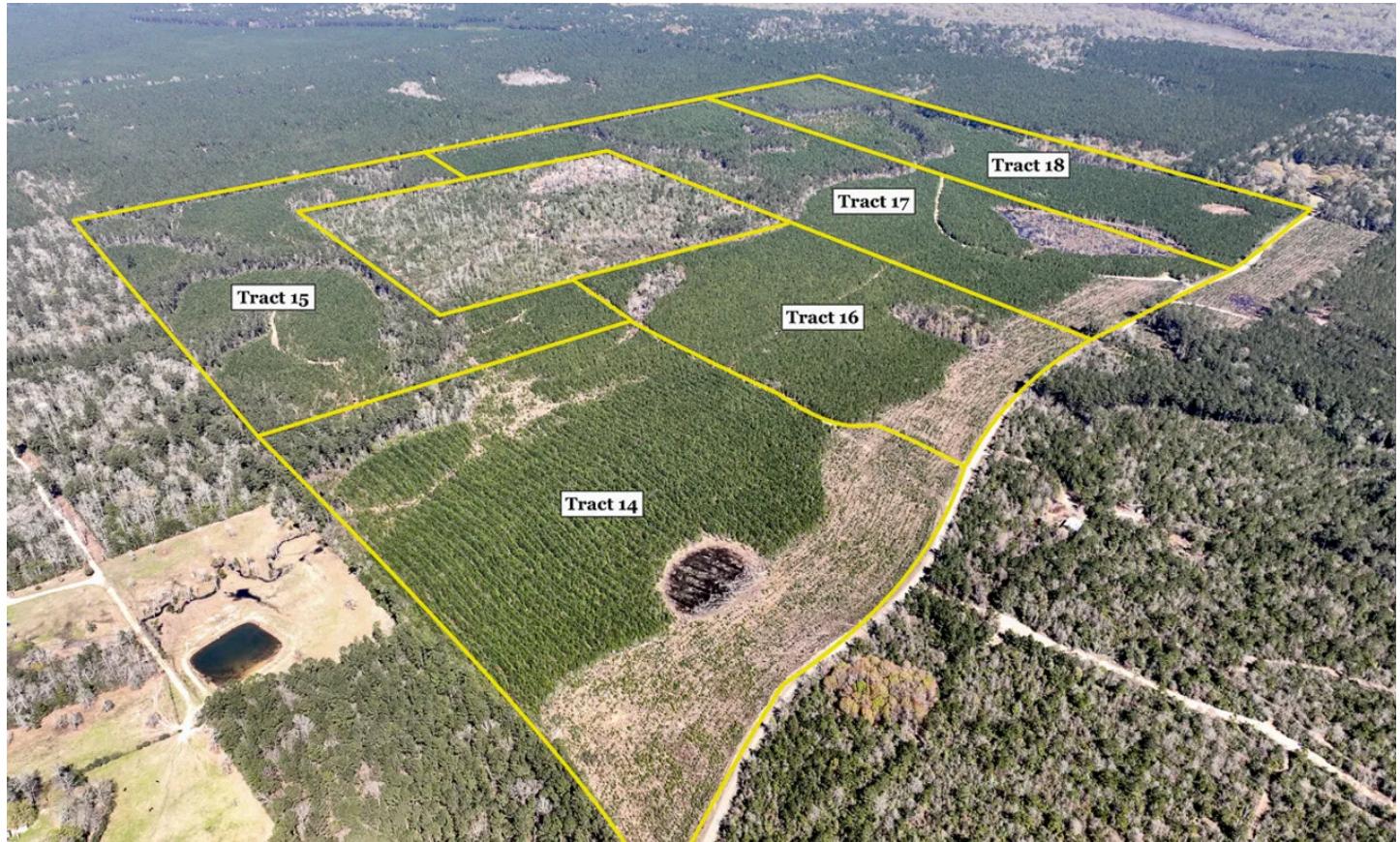


40 acres | T-16 | Spurger Pines North  
County Road 4415  
Spurger, TX 77660

**\$296,000**  
40± Acres  
Tyler County



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

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**SUMMARY**

**Address**

County Road 4415

**City, State Zip**

Spurger, TX 77660

**County**

Tyler County

**Type**

Undeveloped Land

**Latitude / Longitude**

30.72738211 / -94.1592056667

**Acreage**

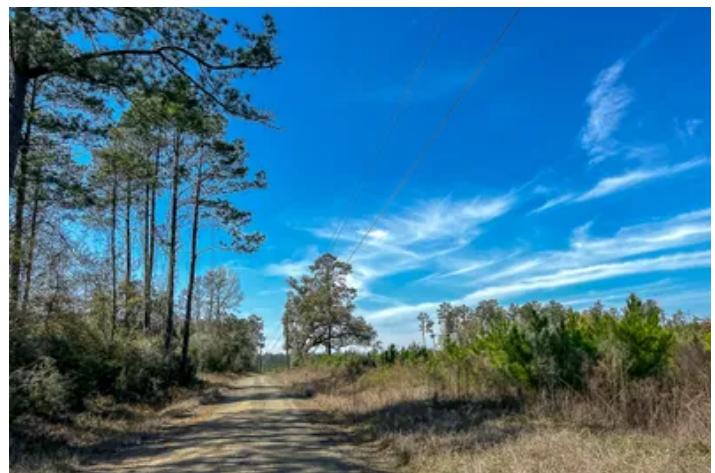
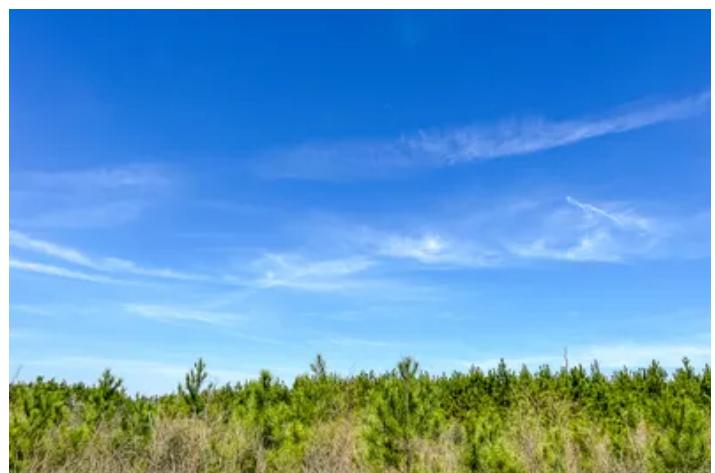
40

**Price**

\$296,000

**Property Website**

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



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

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#### PROPERTY DESCRIPTION

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1<sup>st</sup> 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.

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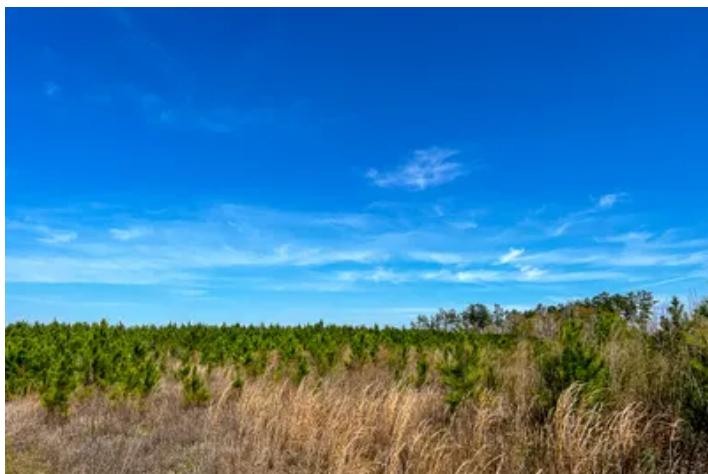
**Utilities:** Electricity available

**Utility Providers:** Sam Houston Electric Cooperative

**School District:** Spurger ISD

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

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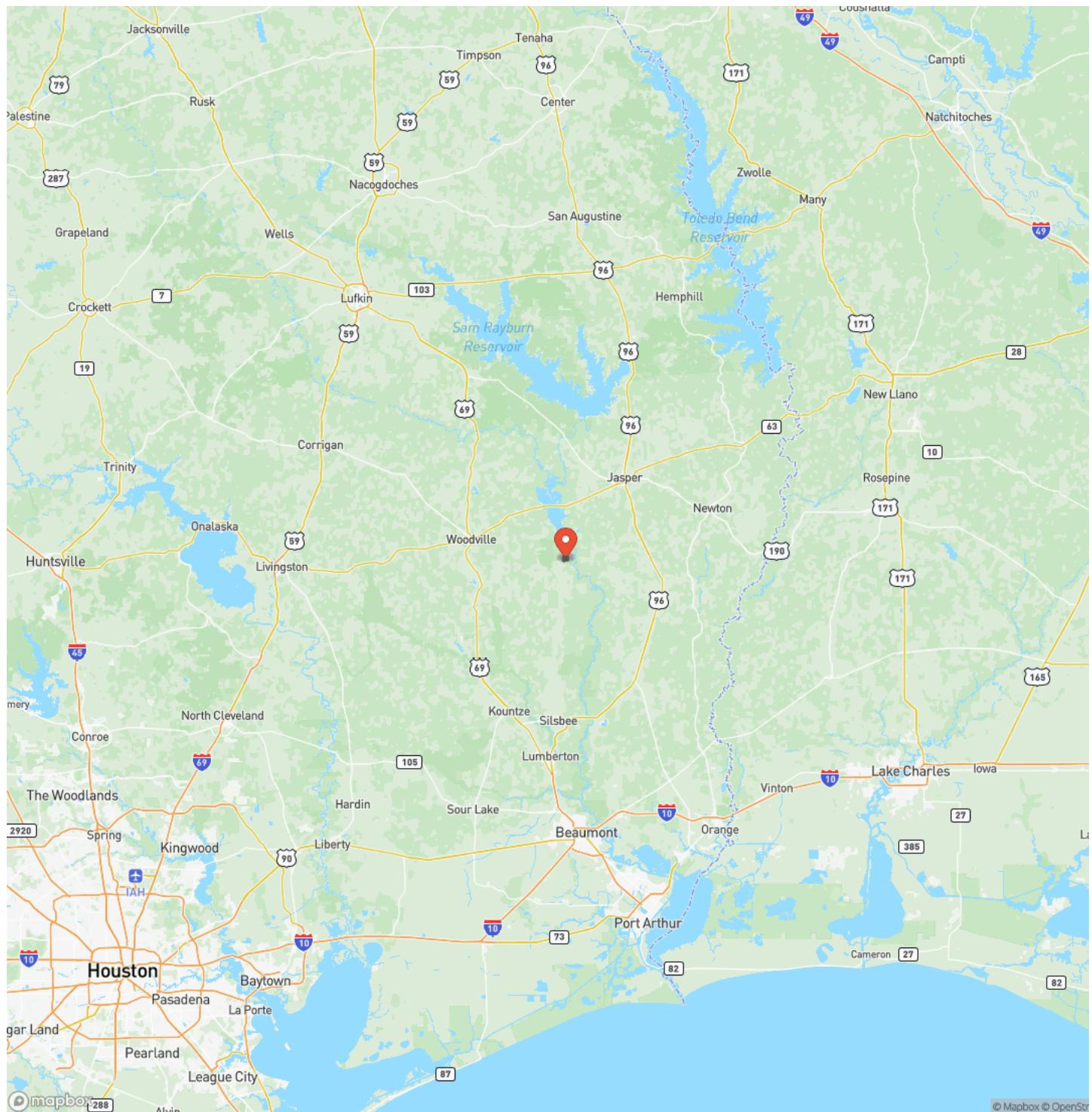


40 acres | T-16 | Spurger Pines North  
Spurger, TX / Tyler County

## 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](http://www.homelandprop.com)

## NOTES



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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.

### **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:**

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