

50 Acres | Adjoins National Forest | 3 Notch Road
3 Notch Road
Huntsville, TX 77340

\$899,750
50± Acres
Walker County



**50 Acres | Adjoins National Forest | 3 Notch Road
Huntsville, TX / Walker County**

SUMMARY

Address

3 Notch Road

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Undeveloped Land, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

30.6919097061 / -95.4004913836

Taxes (Annually)

169

Acreage

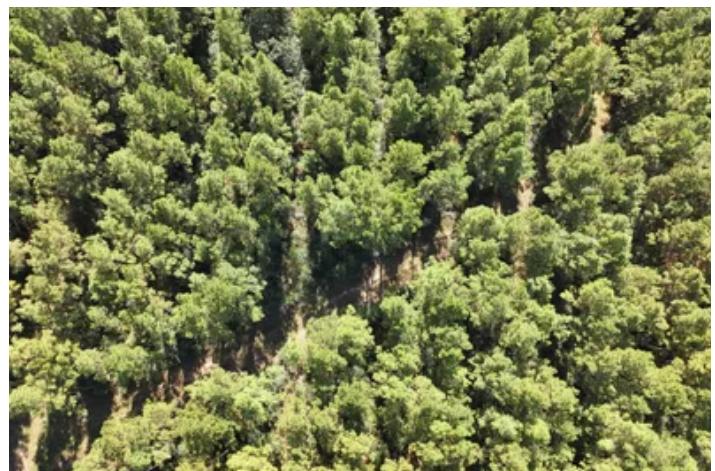
50

Price

\$899,750

Property Website

<https://homelandprop.com/property/50-acres-adjoins-national-forest-3-notch-road-walker-texas/74335/>



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PROPERTY DESCRIPTION

Unique opportunity! Untouched property backing up to the Sam Houston National Forest, just a short drive East of Huntsville. 3 Notch Road is low traffic and quiet with mostly National Forest ownership, limiting neighbors. You'll enjoy a scenic drive to your property with an abundance of large pines and hardwoods along the road. This 50 acres is full of mature trees with an easily traversable road meandering through the property. Gently rolling topography provides for excellent natural drainage. Electricity and community water are available along 3 Notch - build a weekend cabin or full time homesite. Rare offering, mostly untouched, ready to be developed to your desire!

Utilities: Electricity available, Water available

Utility Providers: Sam Houston Electric Cooperative, Phelps Water

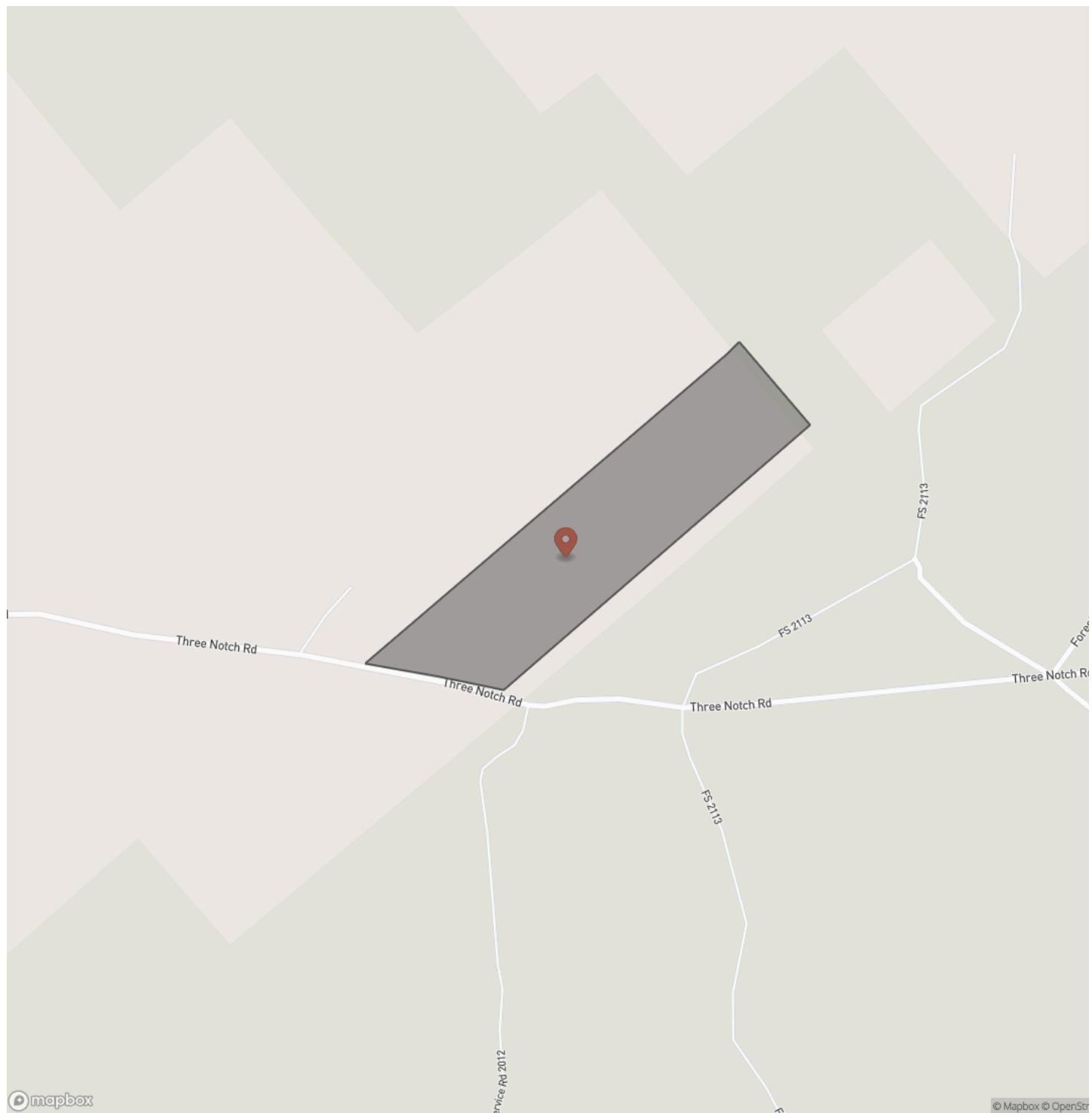
School District: Huntsville ISD

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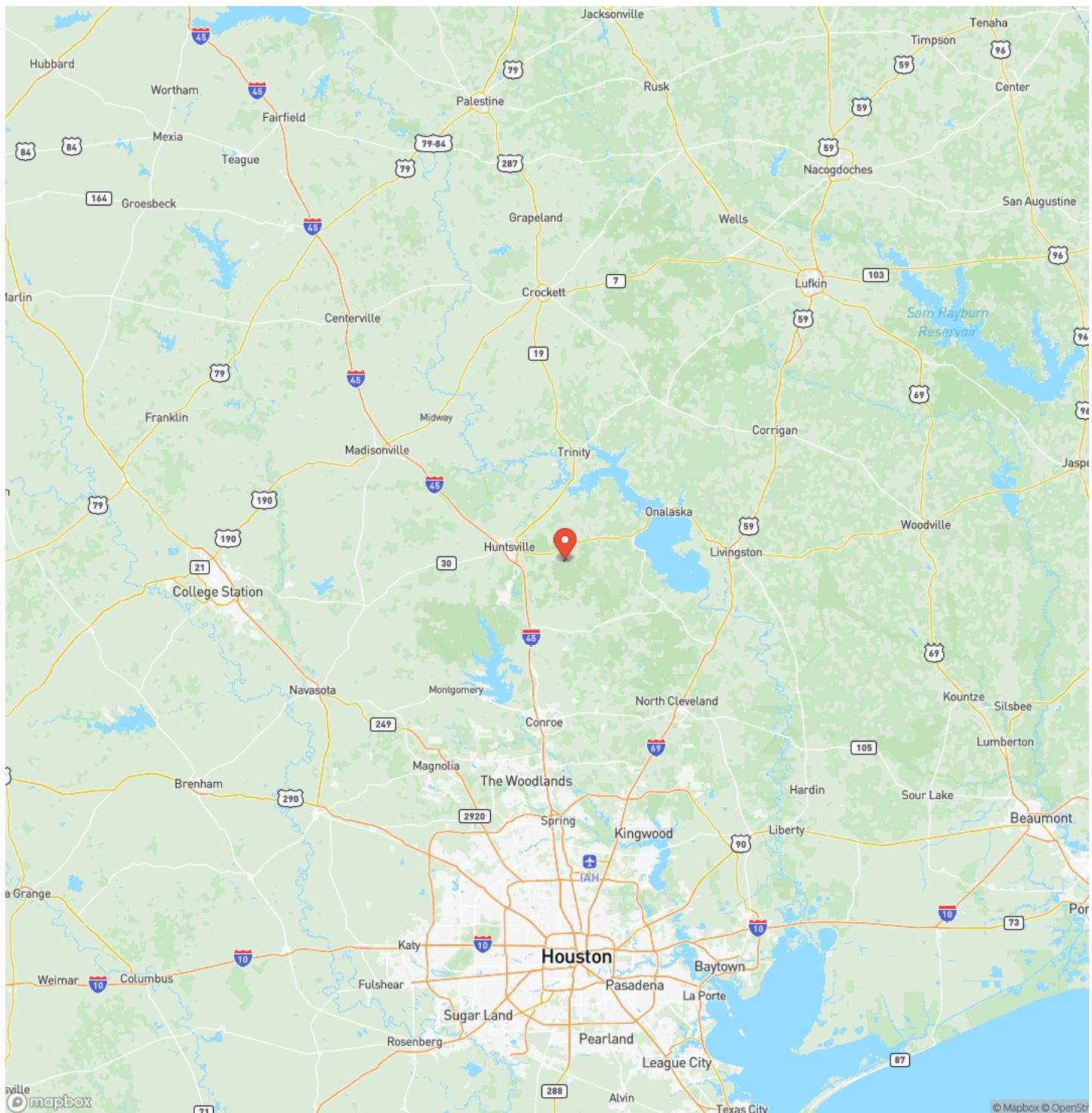


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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robbi@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

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.

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

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MORE INFO ONLINE:
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