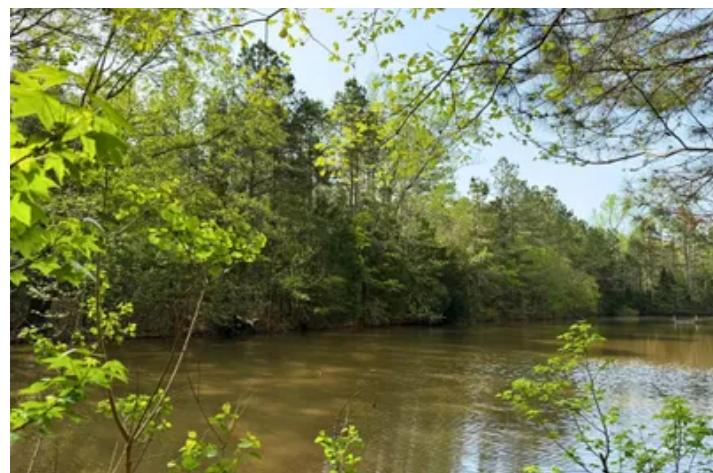


65 Acres | County Road 4789
County Road 4789
Timpson, TX 75975

\$318,175
65± Acres
Shelby County



**65 Acres | County Road 4789
Timpson, TX / Shelby County**

SUMMARY

Address

County Road 4789

City, State Zip

Timpson, TX 75975

County

Shelby County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

31.838898 / -94.415633

Taxes (Annually)

293

Acreage

65

Price

\$318,175

Property Website

<https://homelandprop.com/property/65-acres-county-road-4789-shelby-texas/79571/>



**65 Acres | County Road 4789
Timpson, TX / Shelby County**

PROPERTY DESCRIPTION

Seclusion at its finest! Naturally wooded in pine and hardwood scattered around the tucked away pond in the middle of the property. The land has been untouched for many years and is ready to be developed to your desire. Electricity is available for easy access to utilities to build your own weekend getaway or future homestead. Located just South of Timpson, this property is a quick and easy drive into Nacogdoches for local and modern amenities. Enjoy the quiet and peaceful atmosphere on your own piece of East Texas.

Utilities: Electricity available

Utility Providers: Deep East Texas Electric Cooperative

65 Acres | County Road 4789
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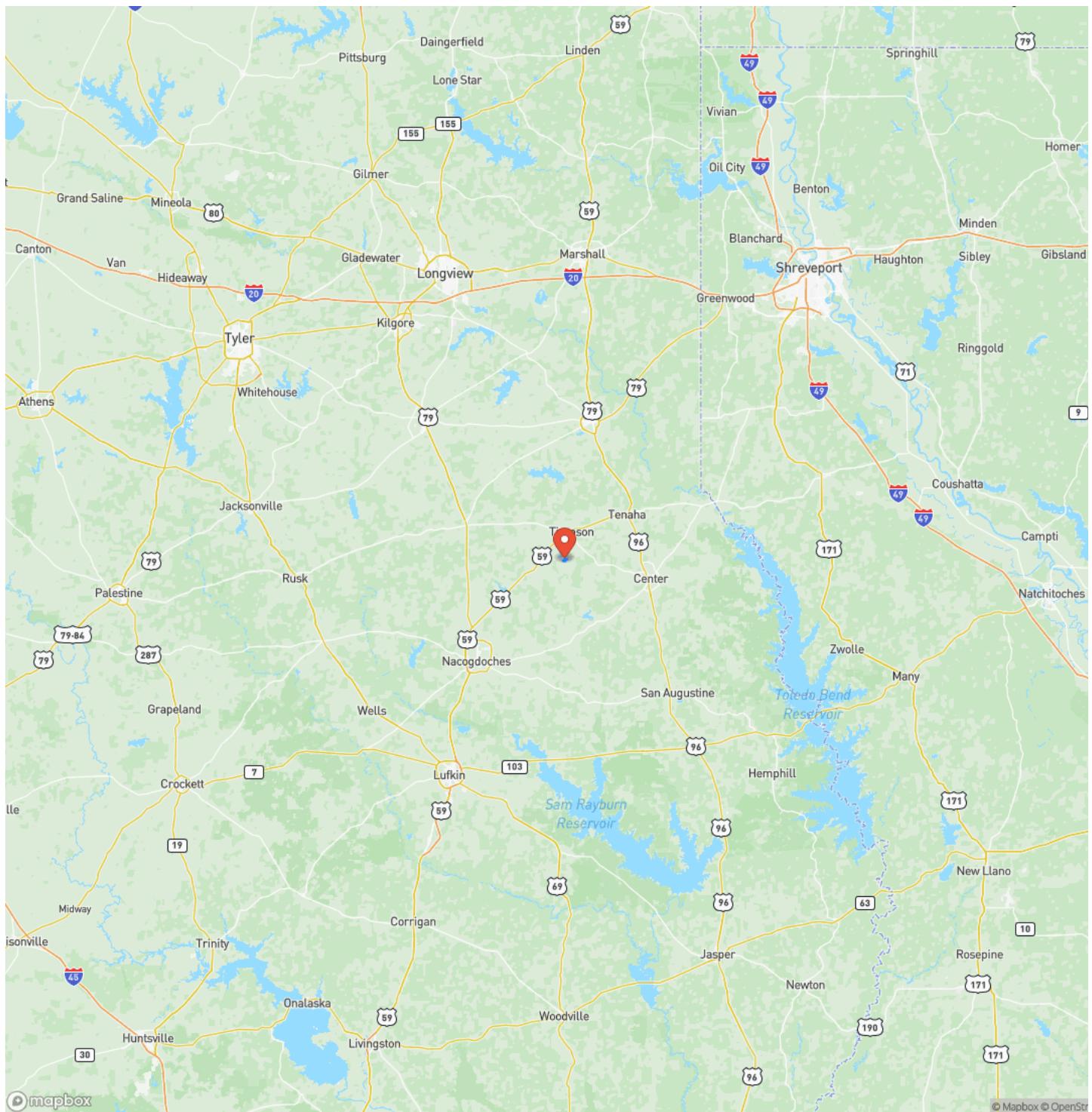


65 Acres | County Road 4789
Timpson, TX / Shelby County

Locator Map



Locator Map



65 Acres | County Road 4789
Timpson, TX / Shelby County

Satellite Map



**65 Acres | County Road 4789
Timpson, TX / Shelby County**

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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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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