

9.35 Acres | 38 FM 3454
38 FM 3454
Huntsville, TX 77320

\$149,000
9.350± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

9.35 Acres | 38 FM 3454
Huntsville, TX / Walker County

SUMMARY

Address

38 FM 3454

City, State Zip

Huntsville, TX 77320

County

Walker County

Type

Hunting Land, Recreational Land

Latitude / Longitude

30.833386 / -95.351472

Taxes (Annually)

2917

Acreage

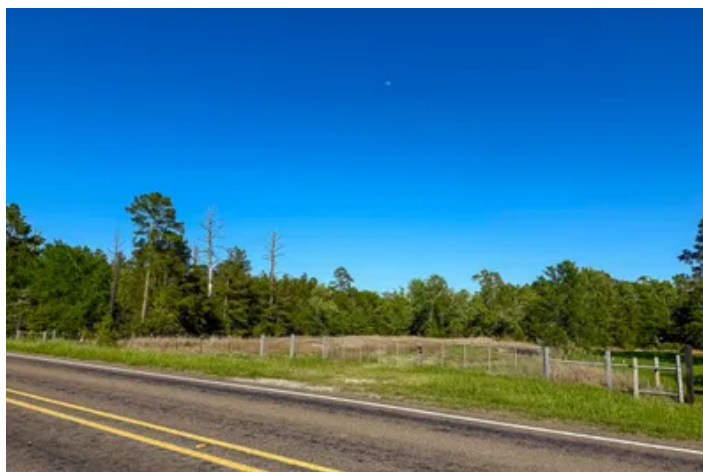
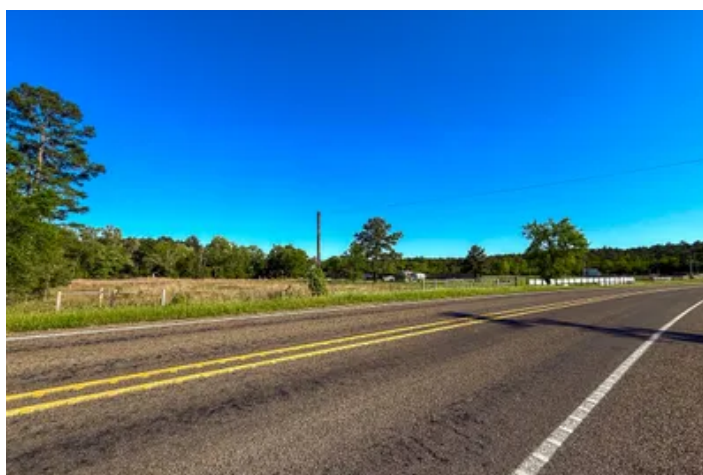
9.350

Price

\$149,000

Property Website

<https://homelandprop.com/property/9-35-acres-38-fm-3454-walker-texas/79935/>



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PROPERTY DESCRIPTION

Commercial, Agricultural, or Residential Potential!

Discover this 9+ acre unrestricted property, ready for development. Conveniently located just minutes from State Highway 19 and down the road from the Trinity River, this versatile tract offers endless possibilities—whether you're looking to build a homestead, create a recreational retreat, or invest in a lake-area project.

The land features mature oak and pine trees, a seasonal creek, open pasture near the front, and a wooded section teeming with wildlife at the rear—perfect for hunting and outdoor activities. An oversized gate and fencing on three sides provide both convenience and security. Community water and fiber optic internet are available in the area.

A pond is located on a portion of the front of the property, with a potential site for a second pond near the center.

Don't miss this opportunity—schedule your showing today!

Utilities: Electricity available, Water available

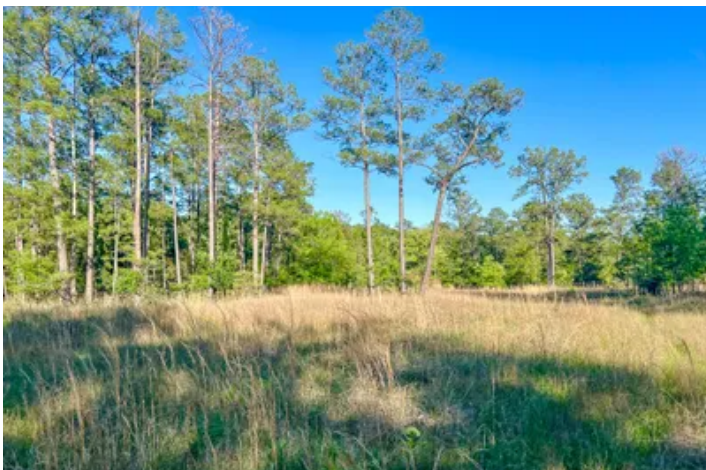
Utility Providers: Sam Houston Electric Cooperative, Riverside SUD



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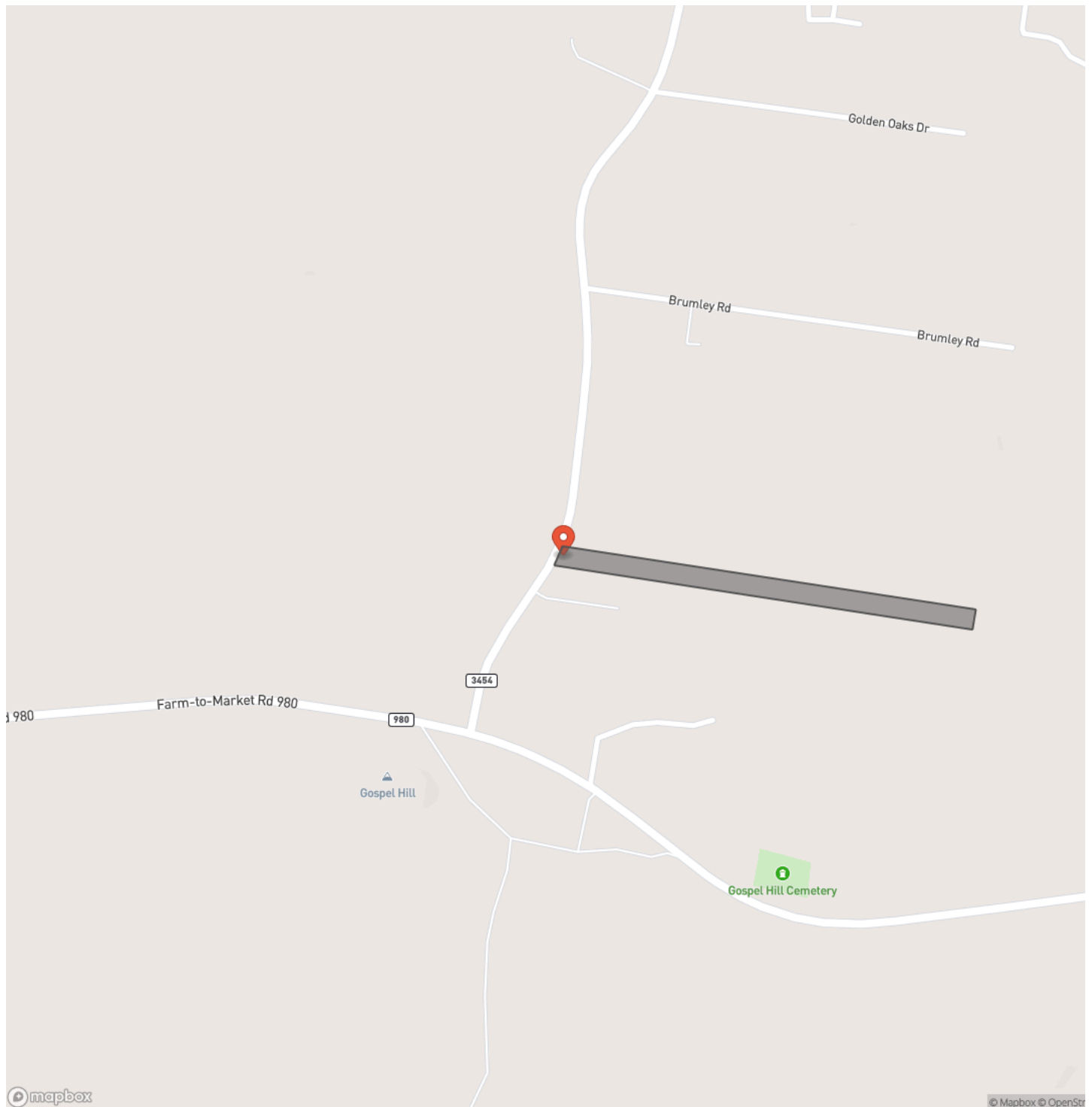
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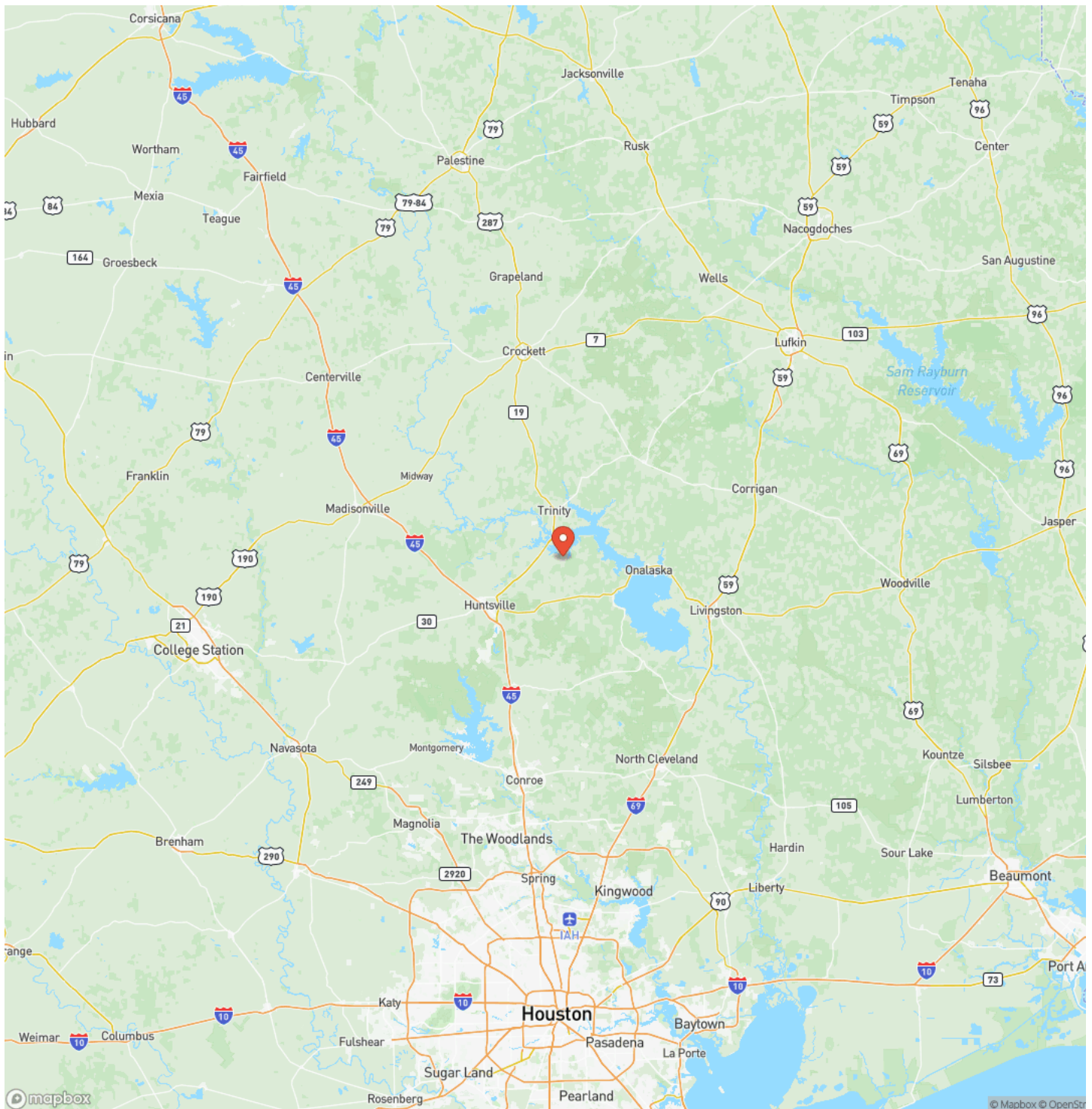
Locator Map



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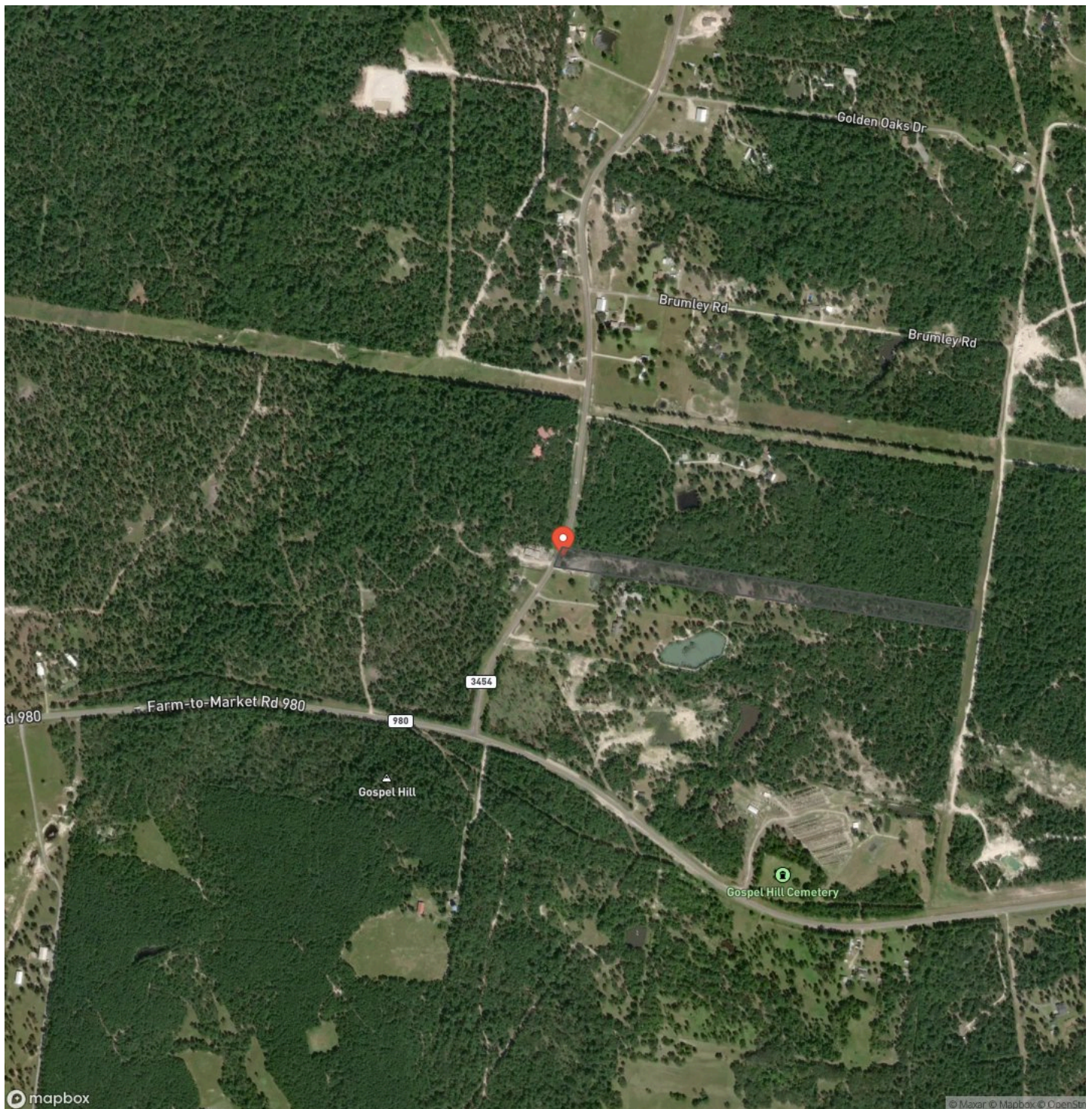
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

Office

(936) 295-2500

Email

JCHearn@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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www.homelandprop.com

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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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