

79 Acres | 2456 County Road 4550
2456 County Road 4550
Pennington, TX 75856

\$796,300
79.630± Acres
Houston County



**79 Acres | 2456 County Road 4550
Pennington, TX / Houston County**

SUMMARY

Address

2456 County Road 4550

City, State Zip

Pennington, TX 75856

County

Houston County

Type

Recreational Land, Residential Property

Latitude / Longitude

31.223845 / -95.263875

Taxes (Annually)

1312

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 2

Acreage

79.630

Price

\$796,300

Property Website

<https://homelandprop.com/property/79-acres-2456-county-road-4550-houston-texas/83891/>



PROPERTY DESCRIPTION

79 ± Acres | CR 4550 & CR 4560 | Houston County, TX

This 79 ± acre recreational property in Houston County features a well-balanced mix of pine and hardwood timber, gently rolling terrain, and dual county road frontage on both CR 4550 and CR 4560. A 1,200 sq. ft. cabin offers a practical setup for weekend stays or seasonal use.

The land includes an approximately 1-acre pond, reportedly stocked with largemouth bass, channel catfish, sunfish and crappie. There are three hunting stands in place, each with a feeder, and a trail system provides access throughout the property for riding, walking, or accessing hunting areas.

Community water lines run along both road frontages, offering flexibility for future improvements. The combination of diverse timber, road access, and existing improvements makes this tract suitable for recreation, wildlife use, or long-term land ownership.

Key Features:

- 79.63 acres
- County road frontage on CR 4550 and CR 4560
- Mix of pine and hardwoods
- Gently rolling topography
- ~1,200 sq. ft. cabin
- Approximately 1-acre pond
- 3 hunting stands with feeders
- Established trail system throughout
- Community water available at both roads

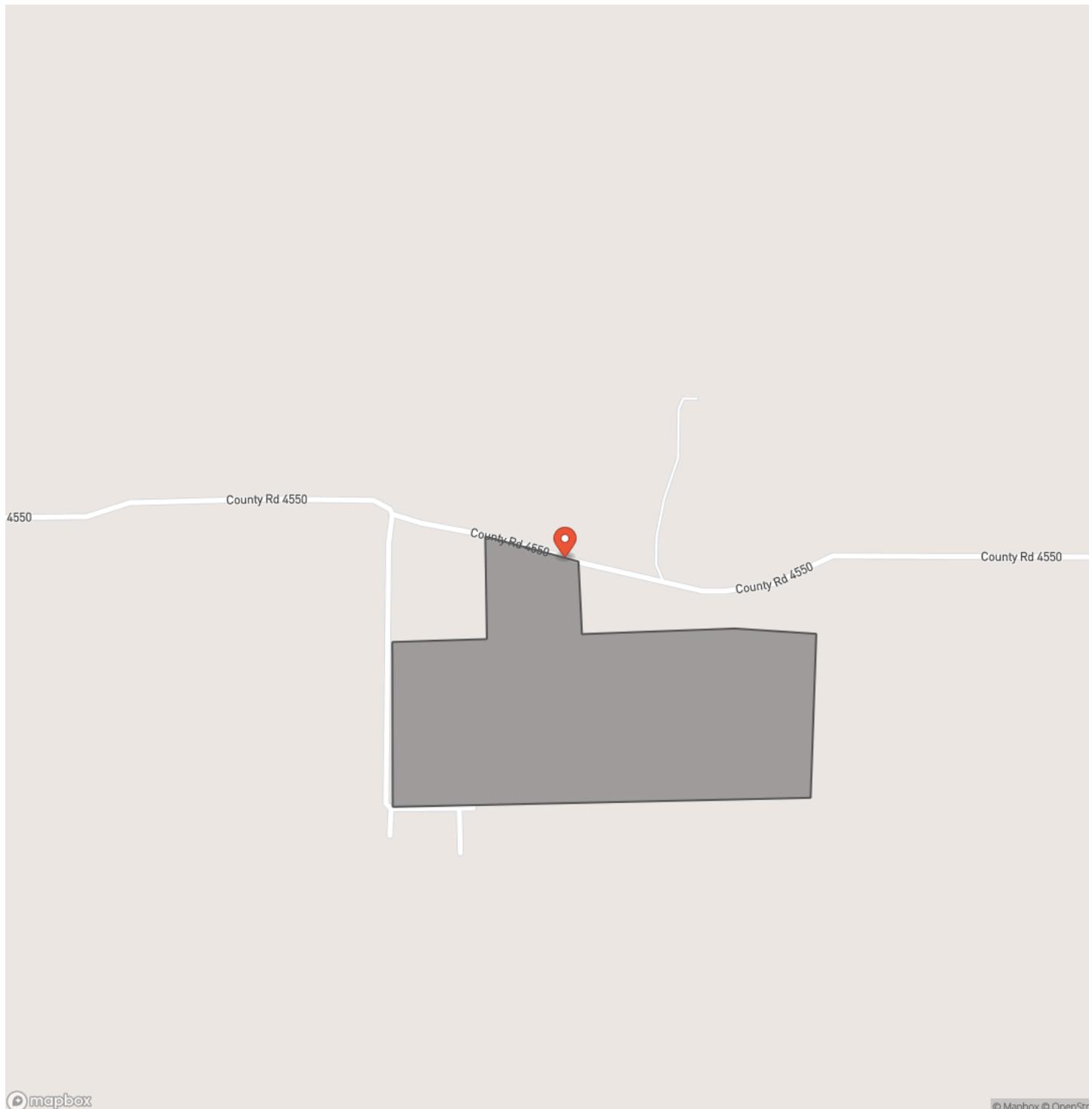
Utility Providers: Houston County Electric Cooperative, Pennington WSC

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Locator Map



© mapbox

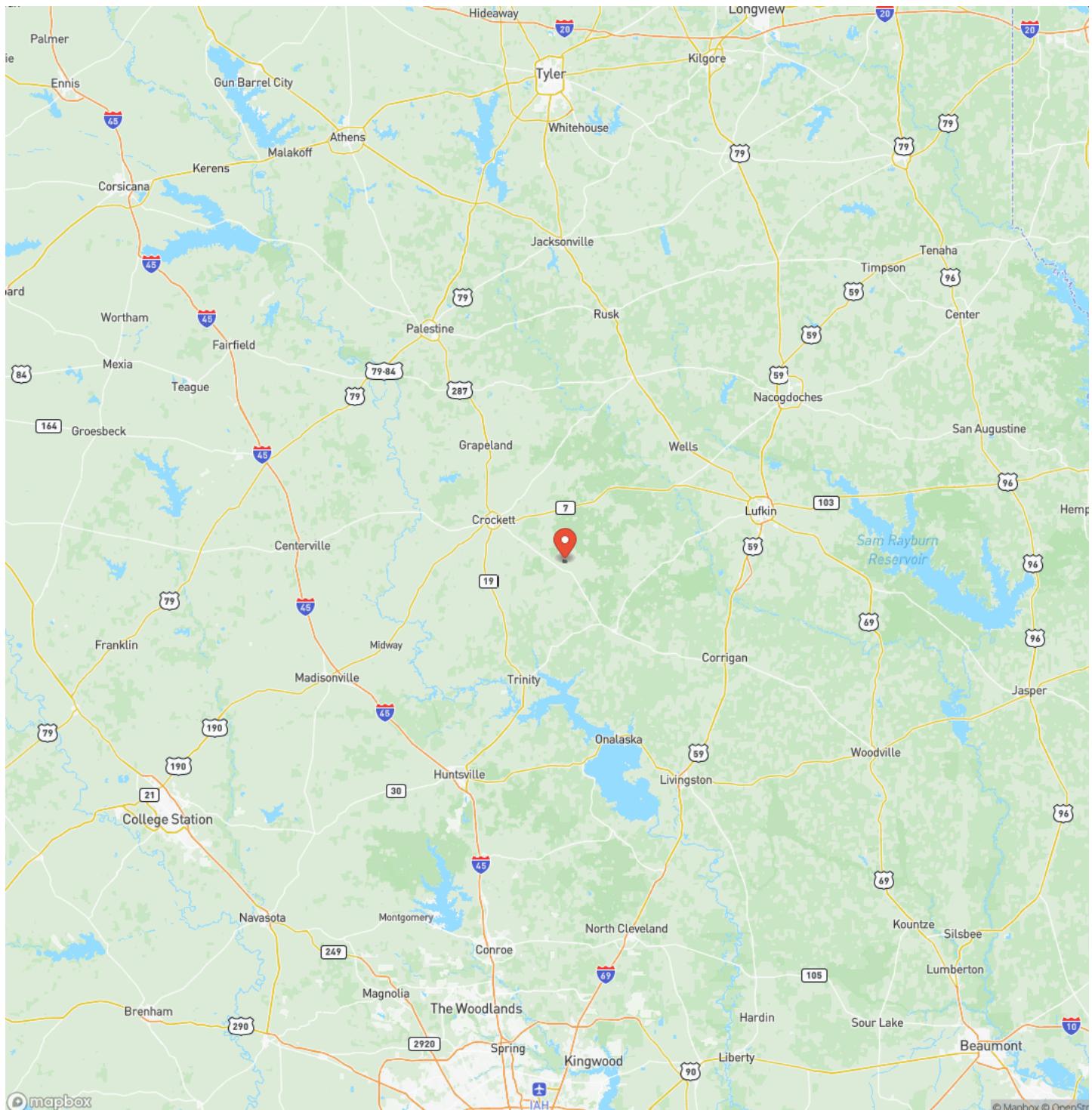
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MORE INFO ONLINE:

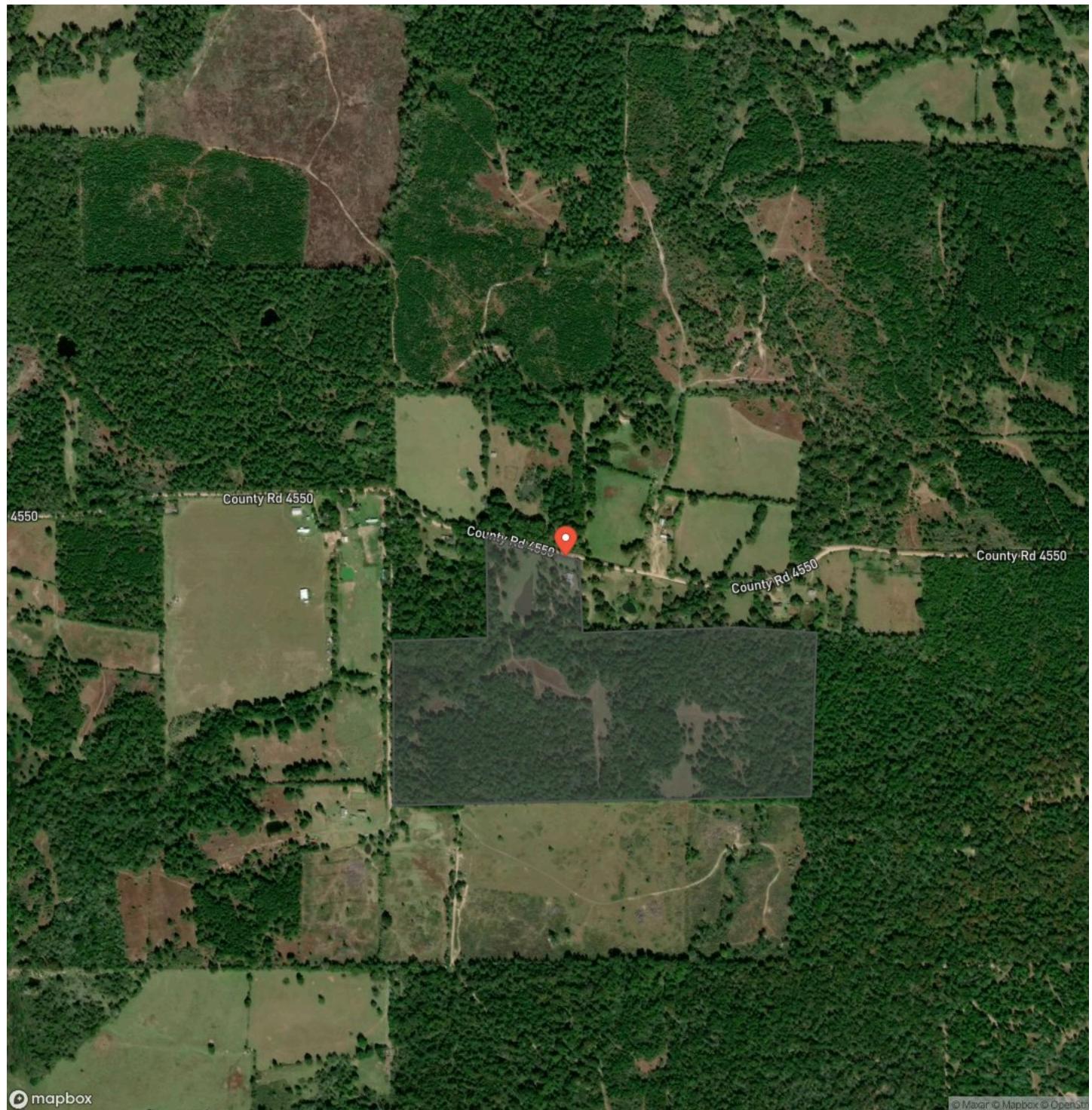
www.homelandprop.com

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Satellite Map



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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

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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