

48 Acres | T-3 | Fodice-2 Road
Fodice-2 Road
Pennington, TX 75845

\$432,000
48± Acres
Trinity County



**48 Acres | T-3 | Fodice-2 Road
Pennington, TX / Trinity County**

SUMMARY

Address

Fodice-2 Road

City, State Zip

Pennington, TX 75845

County

Trinity County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.162129 / -95.274588

Taxes (Annually)

\$137

Acreage

48

Price

\$432,000

Property Website

<https://homelandprop.com/property/48-acres-t-3-fodice-2-road/trinity/texas/82973/>



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PROPERTY DESCRIPTION

Grandpa's Tree Farm ! Well managed mature, and merchantable, pine timber over gently undulating terrain. Good access and frontage on low traffic county-maintained public road, near Pennington, Texas. Nice area/neighborhood. Water and electricity along Fodice-2 Road (availability subject to provider). Great shape ! Excellent candidate for weekend getaway or permanent home. Clean with no easements and/or ROW's known. (subject to title).

Utilities: Electric available, Water available

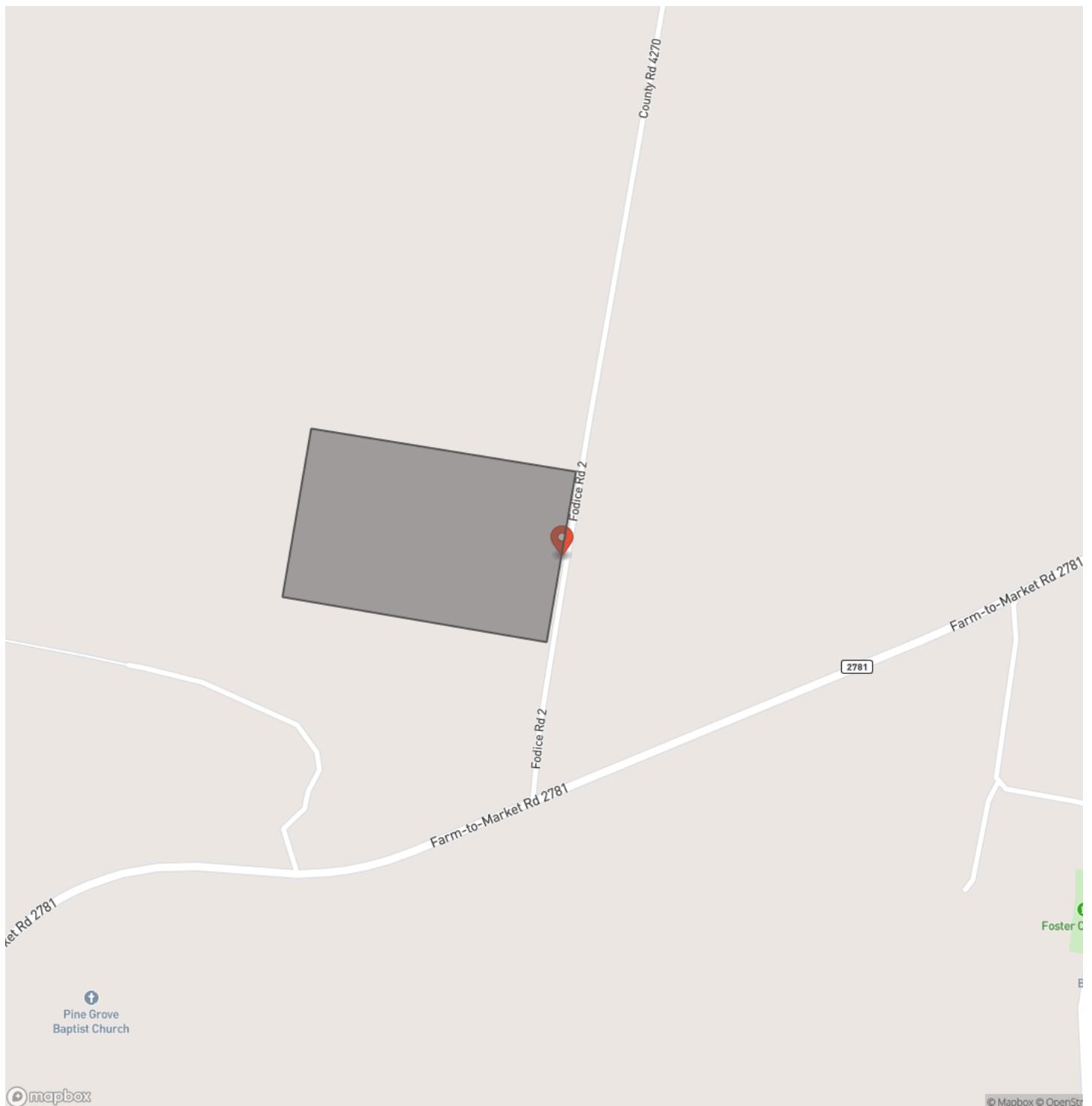
Utility Providers: Houston County Electric Cooperative, Pennington WSC

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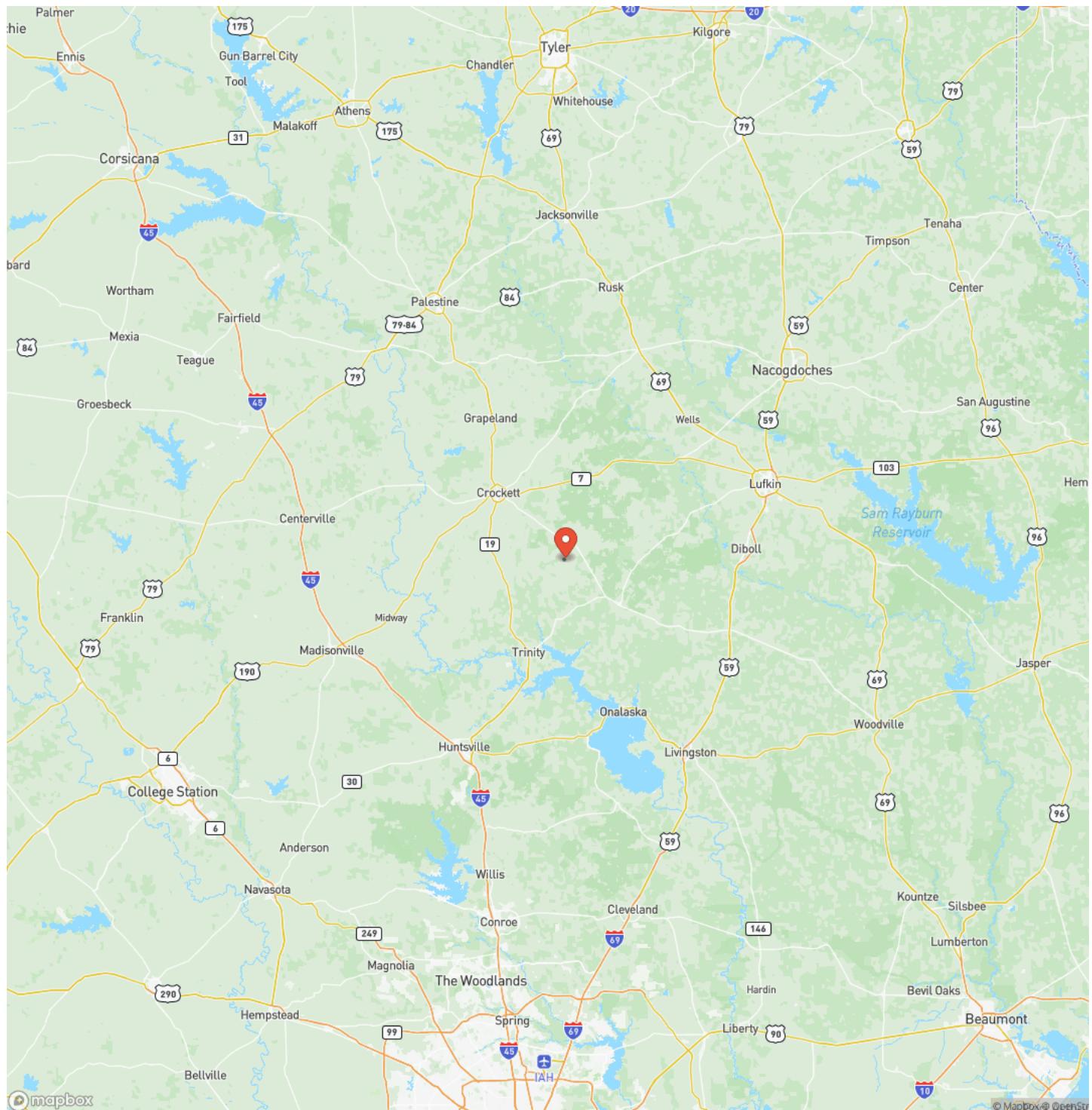


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Locator Map



Locator Map



48 Acres | T-3 | Fodice-2 Road
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Satellite Map



**48 Acres | T-3 | Fodice-2 Road
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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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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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