

13 acres | T-3 | Eugene Walker Road
Eugene Walker Road
Zavalla, TX 75980

\$119,500
13± Acres
Angelina County



**13 acres | T-3 | Eugene Walker Road
Zavalla, TX / Angelina County**

SUMMARY

Address

Eugene Walker Road

City, State Zip

Zavalla, TX 75980

County

Angelina County

Type

Undeveloped Land, Recreational Land, Farms

Latitude / Longitude

31.26613 / -94.433834

Taxes (Annually)

\$29

Acreage

13

Price

\$119,500

Property Website

<https://homelandprop.com/property/13-acres-t-3-eugene-walker-road/angelina/texas/74144/>



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PROPERTY DESCRIPTION

Owner Financing Available! Pick from a variety of wooded acres in a perfect location just West of Lake Sam Rayburn. Numerous campsites and public boat ramps surround the lake, with the closest being Hanks Creek Park. Sam Rayburn is over 114,000 acres of pristine water views with mostly wooded property surrounding the lake and very limited developed areas. Enjoy your own piece of East Texas with easy access to the lake, state parks, and nearby Huntington and Lufkin for everyday needs. This property is gently sloping providing excellent drainage with a mixture of natural pines and hardwoods. Raw and ready to shape to your desire for a permanent homesite or weekend getaway!

Utilities: Electricity available

Utility Provider: TXU Energy

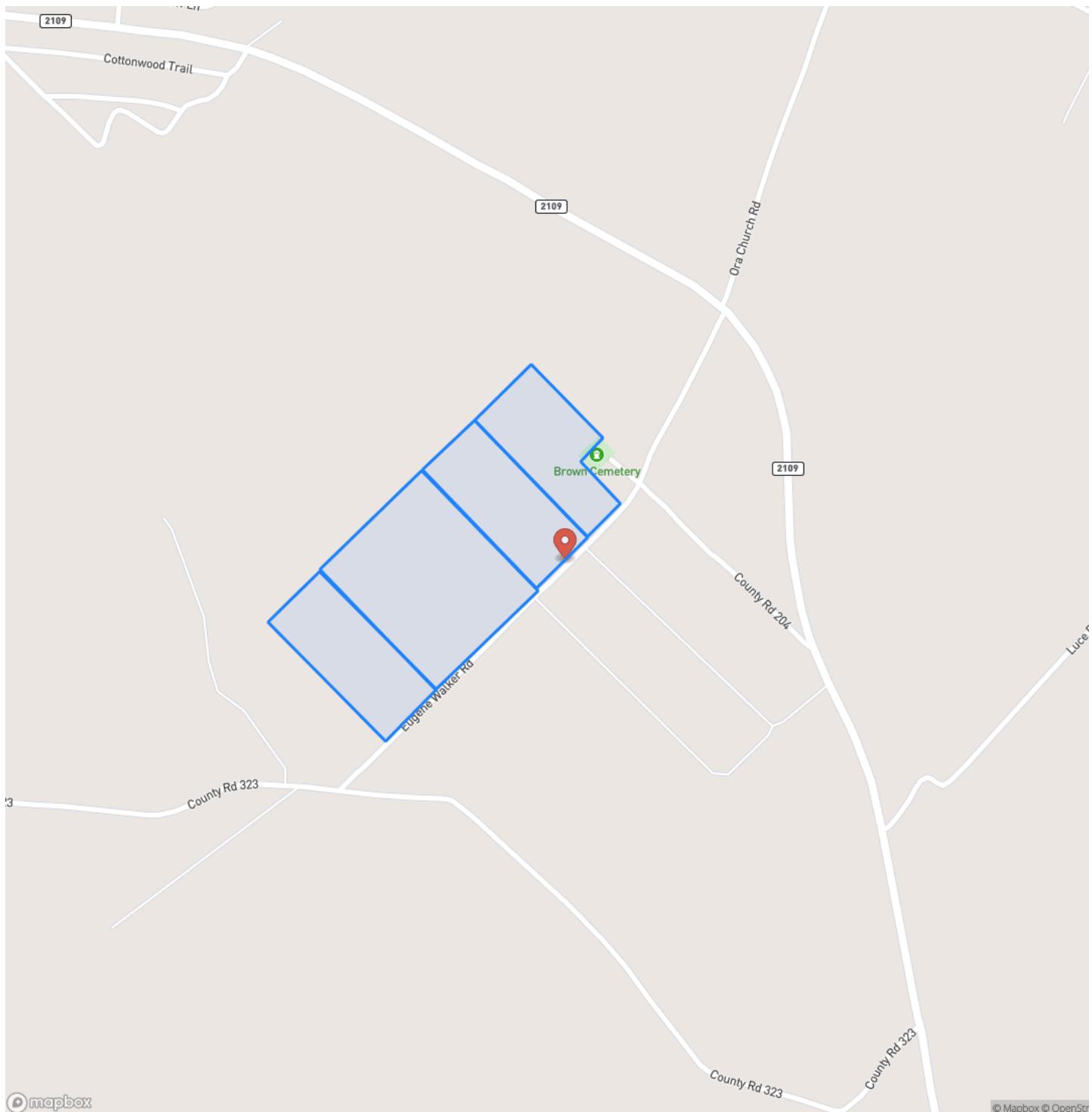
School District: Huntington ISD

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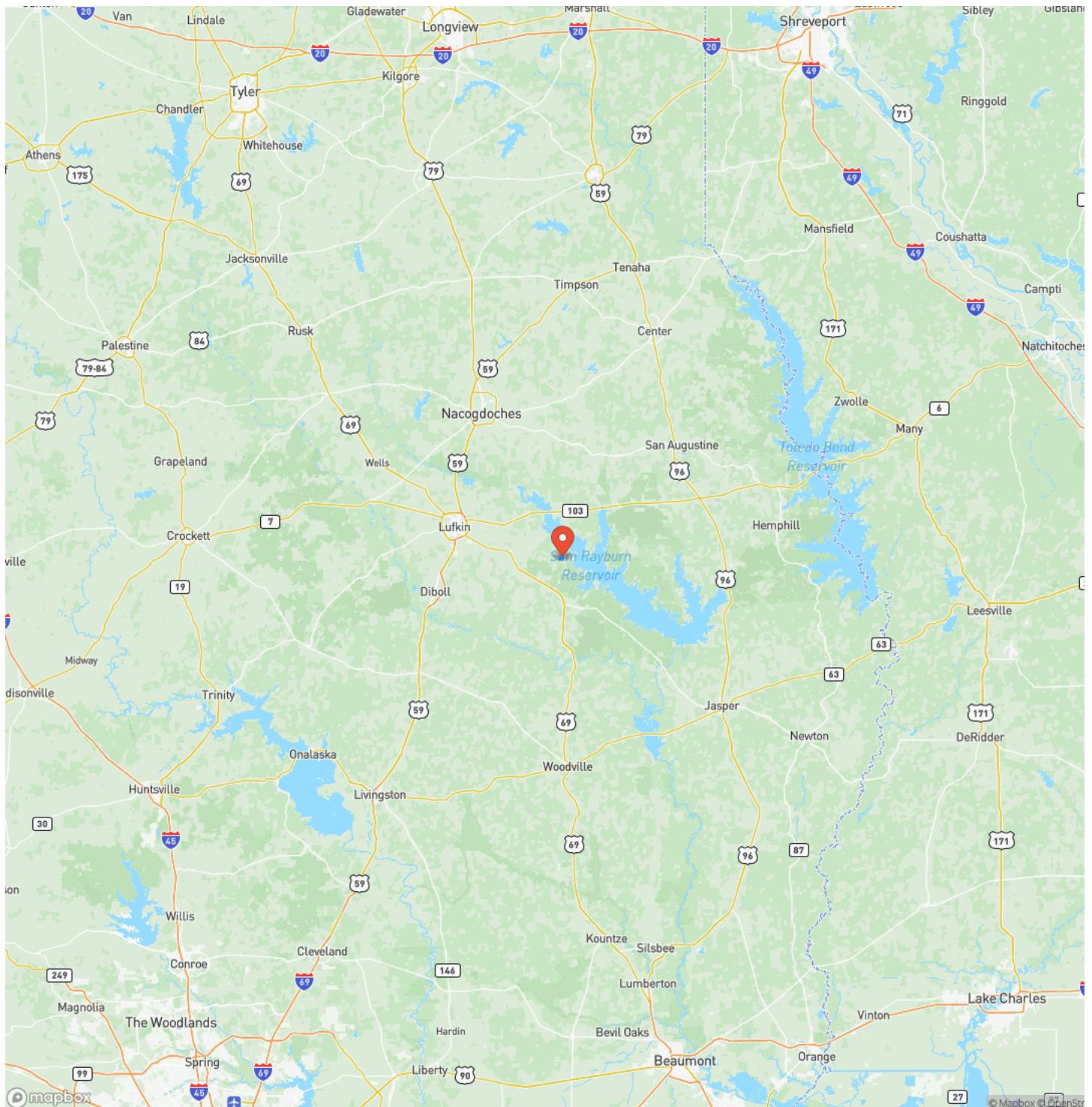


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Locator Map

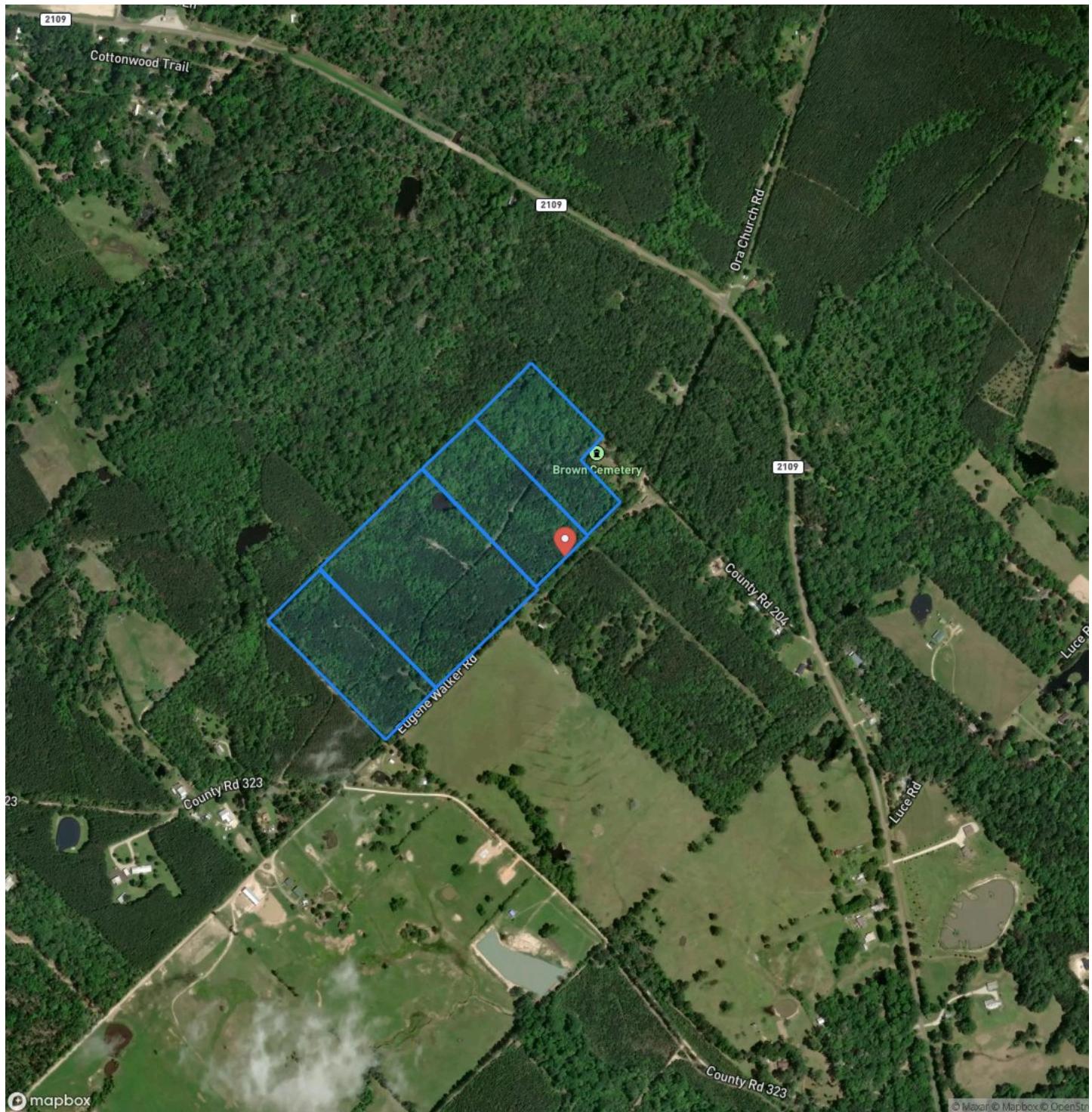


Locator Map



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Satellite Map



**13 acres | T-3 | Eugene Walker Road
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LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

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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