

4.9 Acres | 2394 County Road 1520  
2394 County Road 1520  
Warren, TX 77664

**\$279,000**  
4.9± Acres  
Tyler County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



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**Warren, TX / Tyler County**

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**SUMMARY**

**Address**

2394 County Road 1520

**City, State Zip**

Warren, TX 77664

**County**

Tyler County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

30.595536 / -94.410017

**Taxes (Annually)**

\$1,292

**Dwelling Square Feet**

2,305

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

4.9

**Price**

\$279,000

**Property Website**

<https://homelandprop.com/property/4-9-acres-2394-county-road-1520/tyler/texas/90200/>



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### **PROPERTY DESCRIPTION**

Spacious 4-bed, 2-bath manufactured home on 4.9 wooded acres. Open-concept layout features a kitchen with island seating and walk-in pantry, seamlessly connected to the dining area and main living space. A large deck off the dining area extends outdoor living. Primary suite offers a walk-in closet, dual sinks, soaking tub, and separate shower. Three secondary bedrooms (12x14 each) surround the family room with fireplace and easy access to the kitchen. Utility room includes back door access to the deck. Outdoor highlights include an above-ground pool, chicken coop, and partially cleared trails through East Texas trees. Property has underground electric to the house, community water, and aerobic system. An additional driveway with water tap and separate electric meter adds versatility. No HOA. Owner Financing Available, contact listing agent for details.

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**Utilities:** Electricity available, Water available

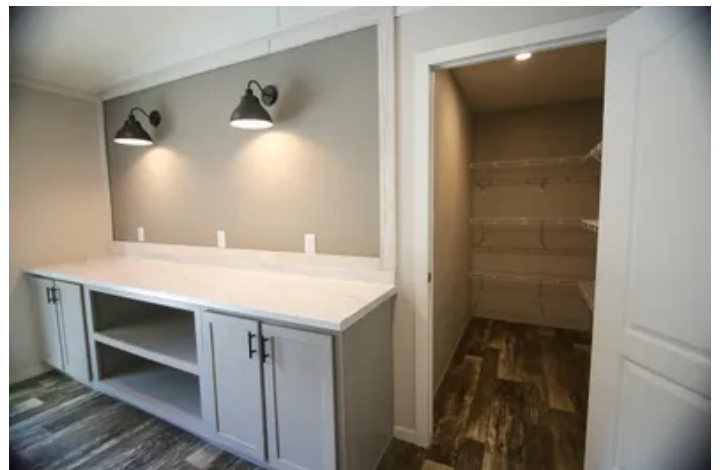
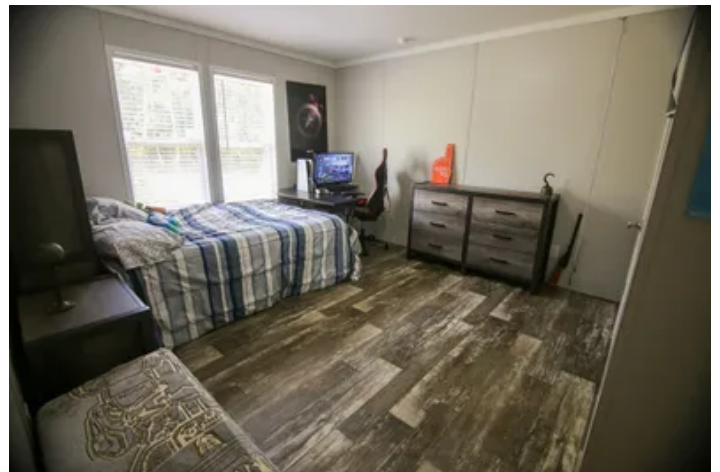
**Utility Providers:** Entergy, Warren Water Supply Corporation



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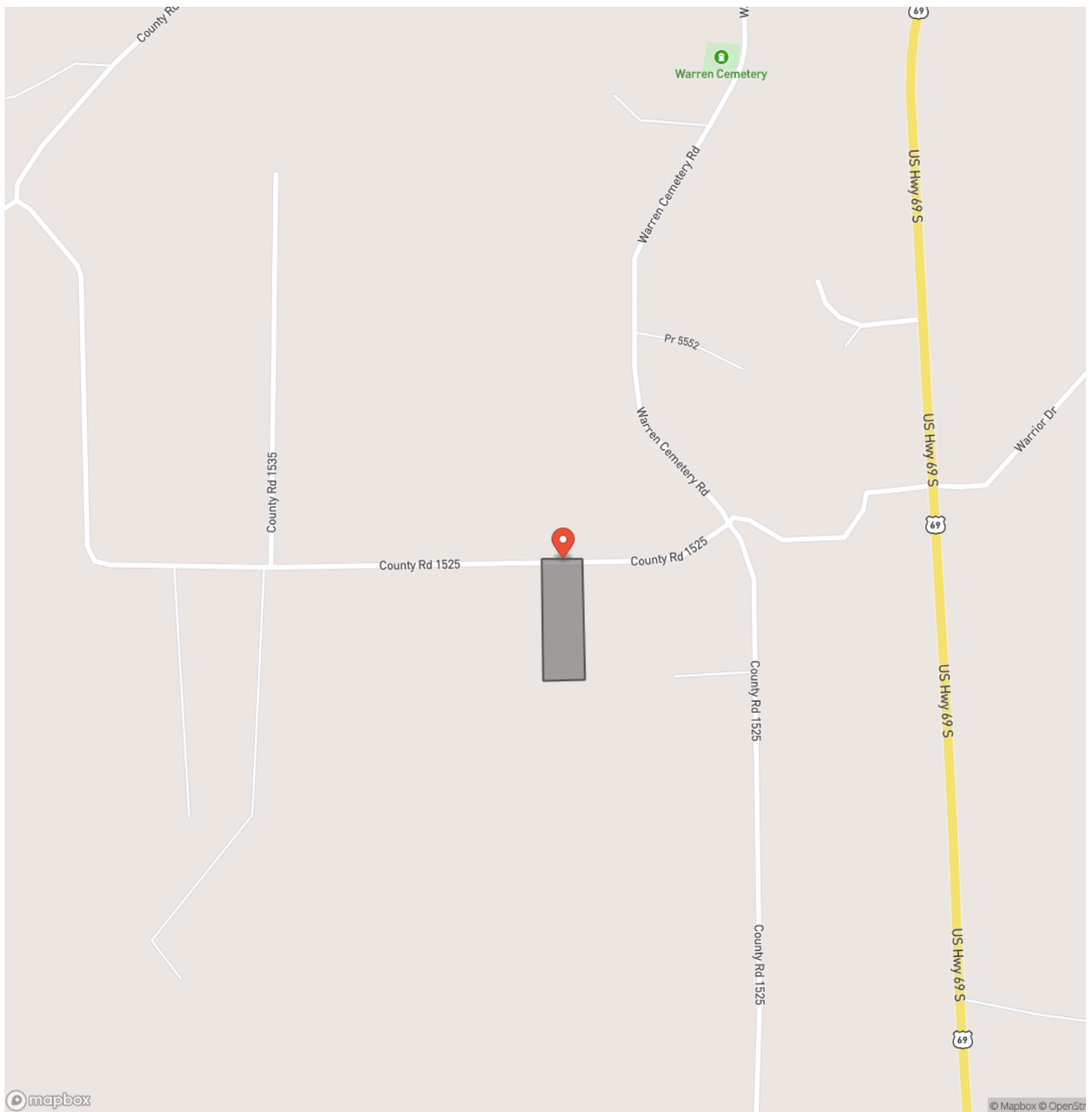
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## Locator Map

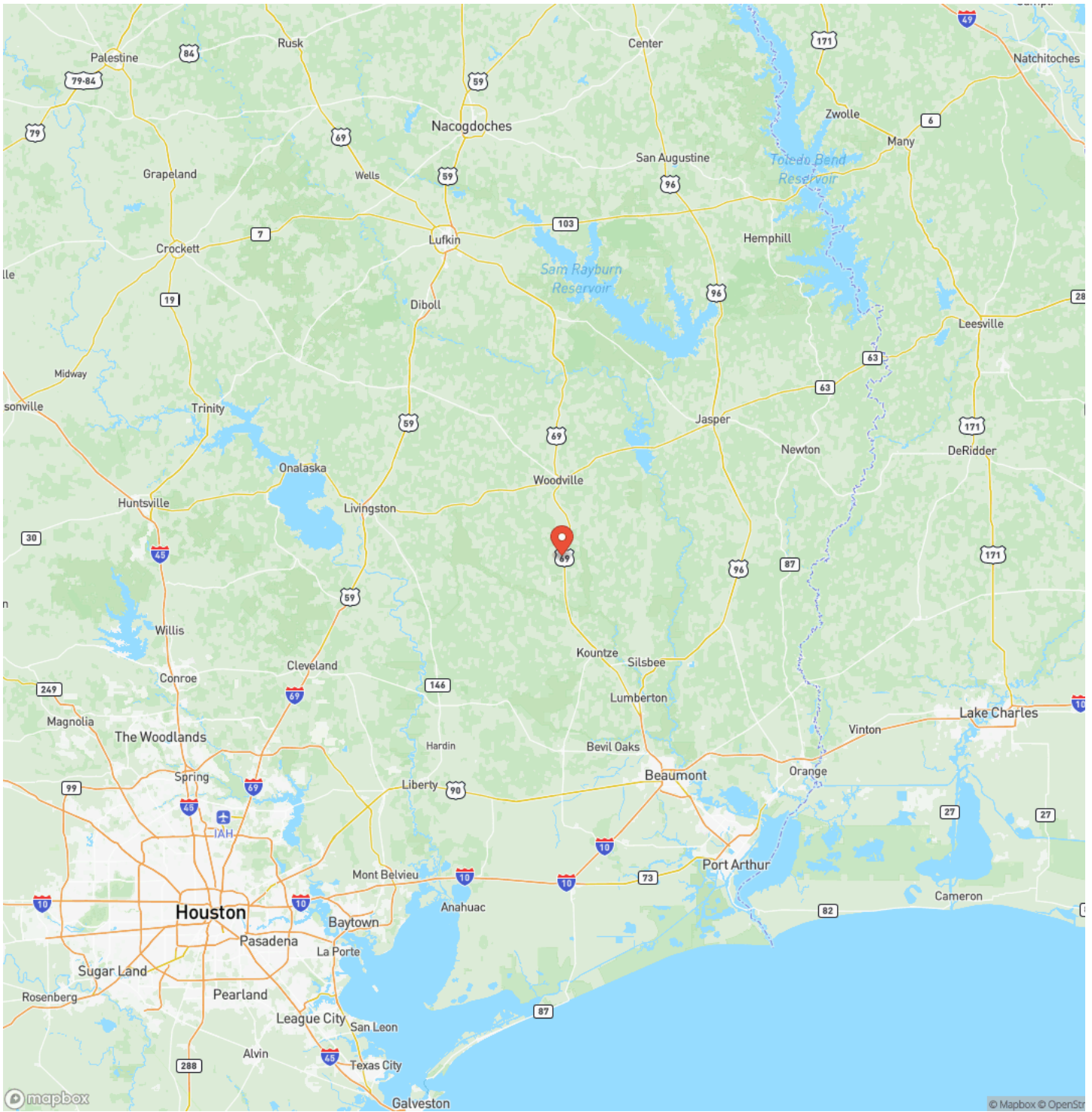


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## Warren, TX / Tyler County

## Locator Map



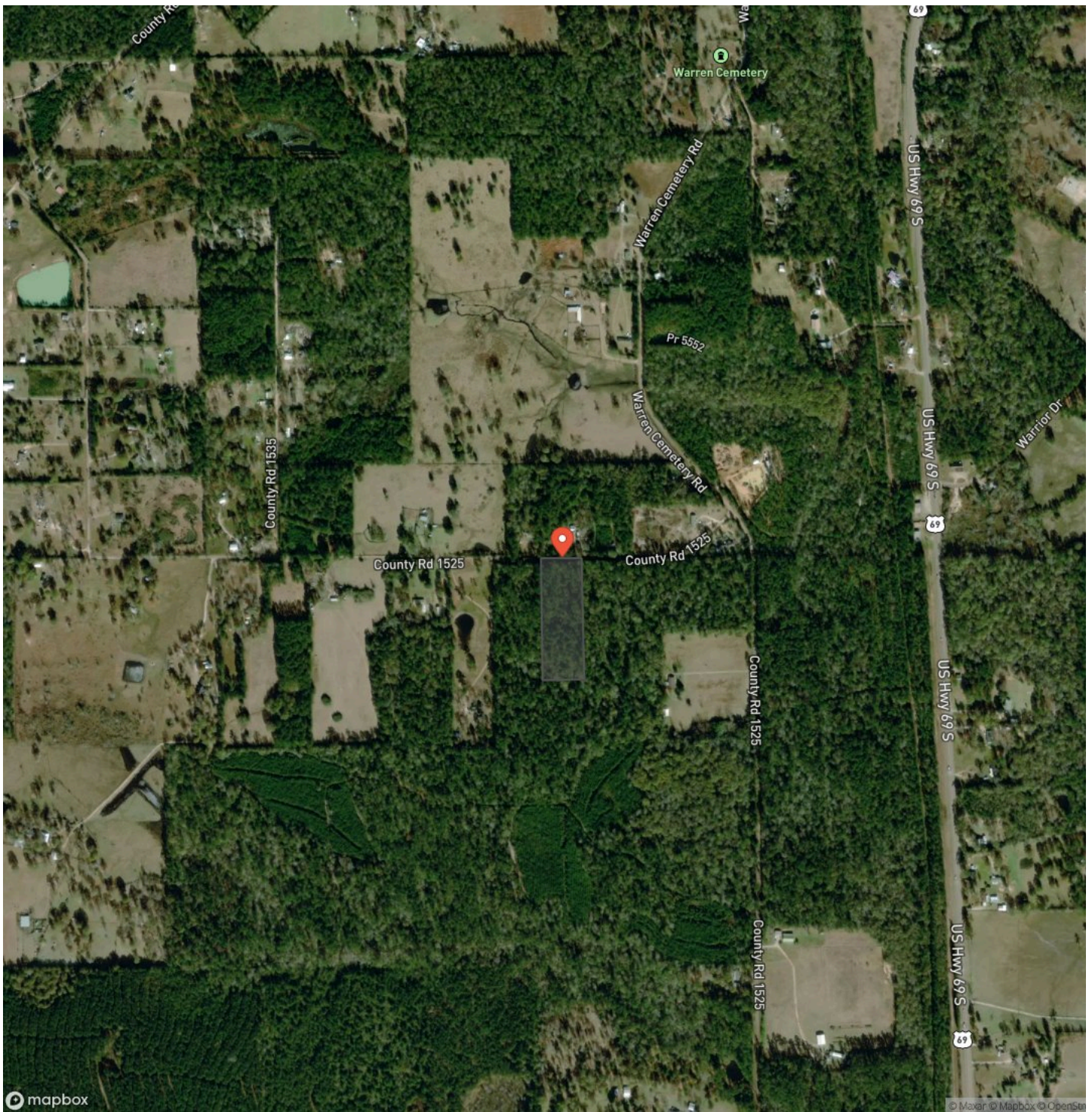
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## Satellite Map



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**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Angela Smith

## Mobile

(936) 355-5340

## Office

(936) 295-2500

## Email

angela@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

Huntsville, TX 77340

## NOTES



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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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