

99 Acres | T-1 | County Road 4590 | 00319
County Road 4590
Spurger, TX 77660

\$396,000
99± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

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Spurger, TX / Tyler County

SUMMARY

Address

County Road 4590

City, State Zip

Spurger, TX 77660

County

Tyler County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.611444 / -94.180473

Acreage

99

Price

\$396,000

Property Website

<https://homelandprop.com/property/99-acres-t-1-county-road-4590-00319/tyler/texas/96662/>



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PROPERTY DESCRIPTION

Well located and great access/frontage on County Maintained, public, road 4590. Low traffic in a quiet area/community north of Fred, Texas. 1st time open market offering for these tracts that have been historically owned and managed by major timber company(ies). Electricity either readily available or close. All high and dry other than the 99 acres which has a high hill at the road then falls off into "Beech Creek" bottom. Be first to take your pick ! Fair priced !

Photos may not be tract specific but represent the different tracts offered for sale. Aerial imagery is dated. Please refer to the drone aerial photos.

Utilities: Electricity available

Utility Provider: Sam Houston Electric Cooperative



MORE INFO ONLINE:

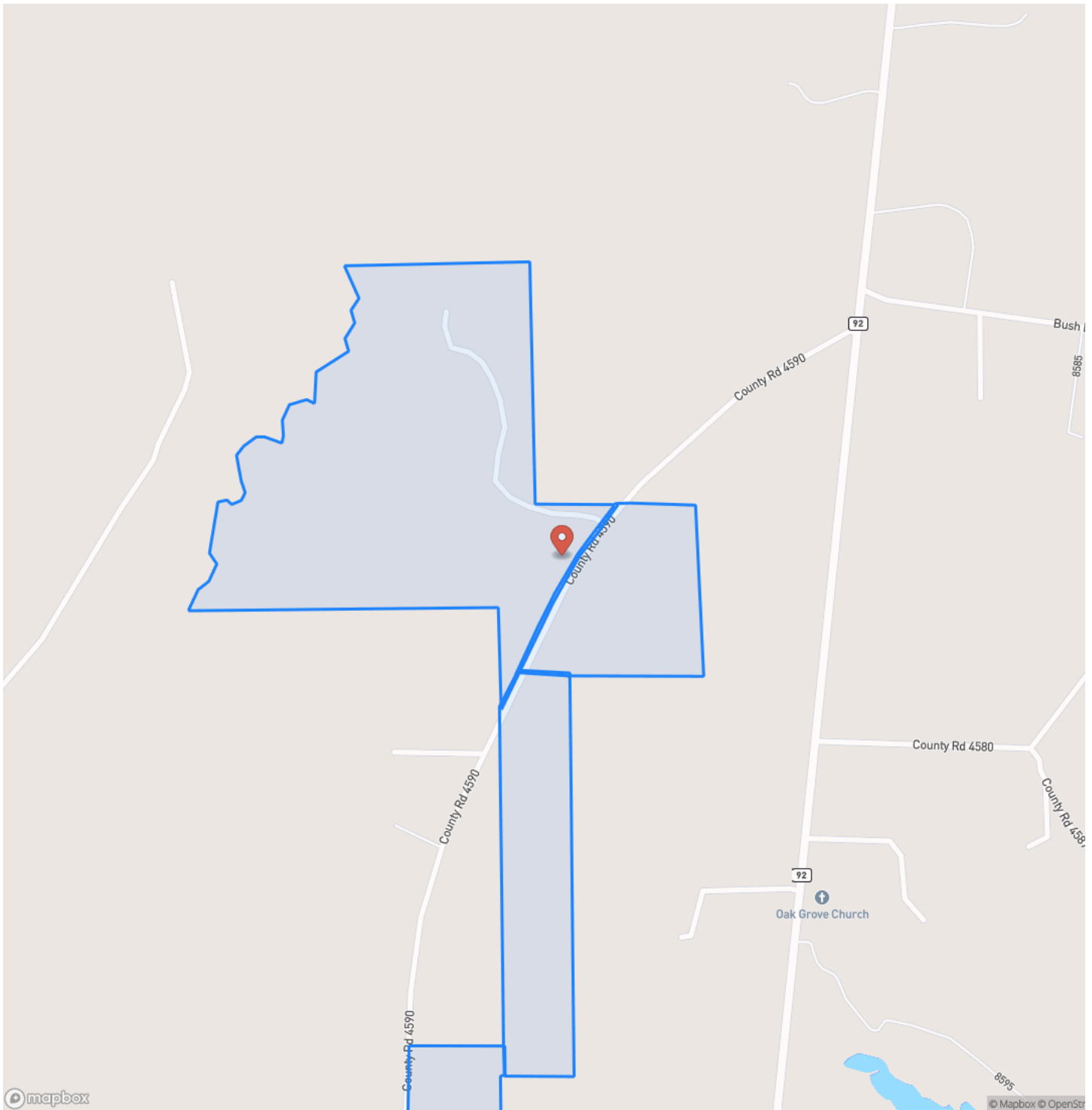
www.homelandprop.com

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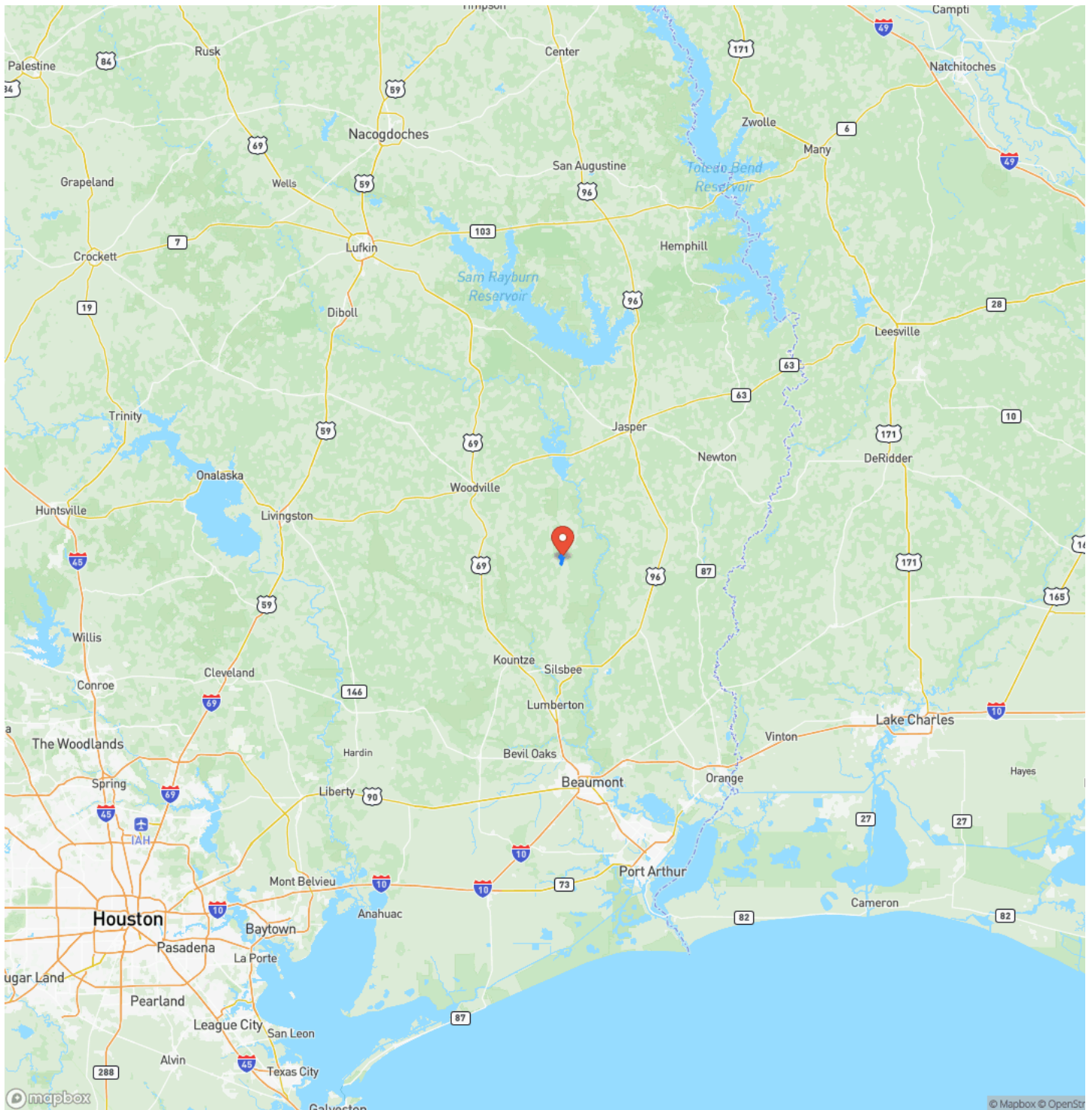
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Locator Map



Spurger, TX / Tyler County

Locator Map

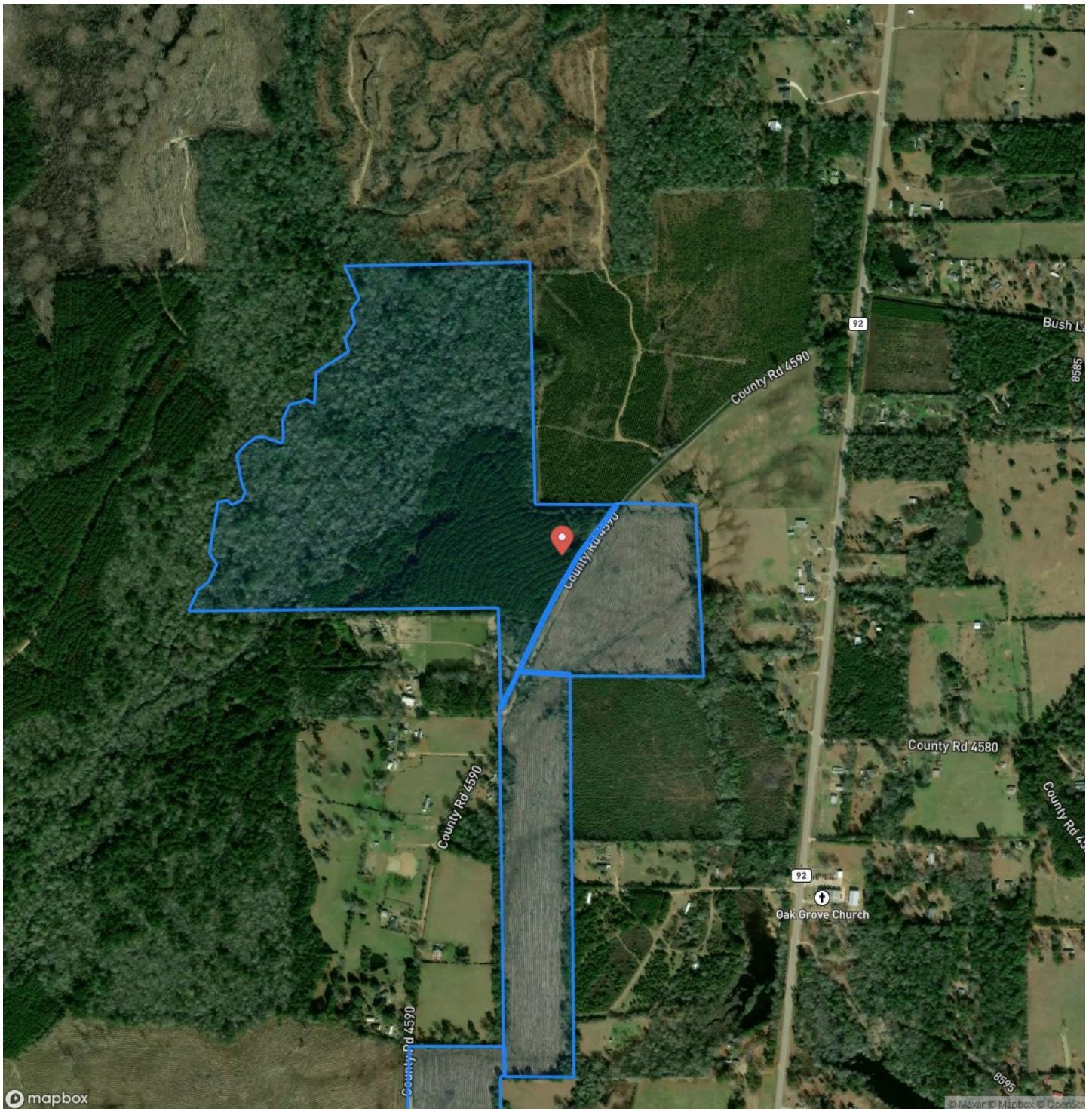


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Satellite Map



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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

Huntsville, TX 77340

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. Utility, pipeline.



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