

20 Acres | T-5 | County Road 4590 | 00319  
County Road 4590  
Spurger, TX 77660

**\$110,000**  
20± Acres  
Tyler County



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



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**Spurger, TX / Tyler County**

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### **SUMMARY**

**Address**

County Road 4590

**City, State Zip**

Spurger, TX 77660

**County**

Tyler County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

30.598724 / -94.181804

**Acreage**

20

**Price**

\$110,000

**Property Website**

<https://homelandprop.com/property/20-acres-t-5-county-road-4590-00319/tyler/texas/96726/>



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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. 1<sup>st</sup> 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 !

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*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.*

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**Utilities:** Electricity available

**Utility Provider:** Sam Houston Electric Cooperative



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## Locator Map

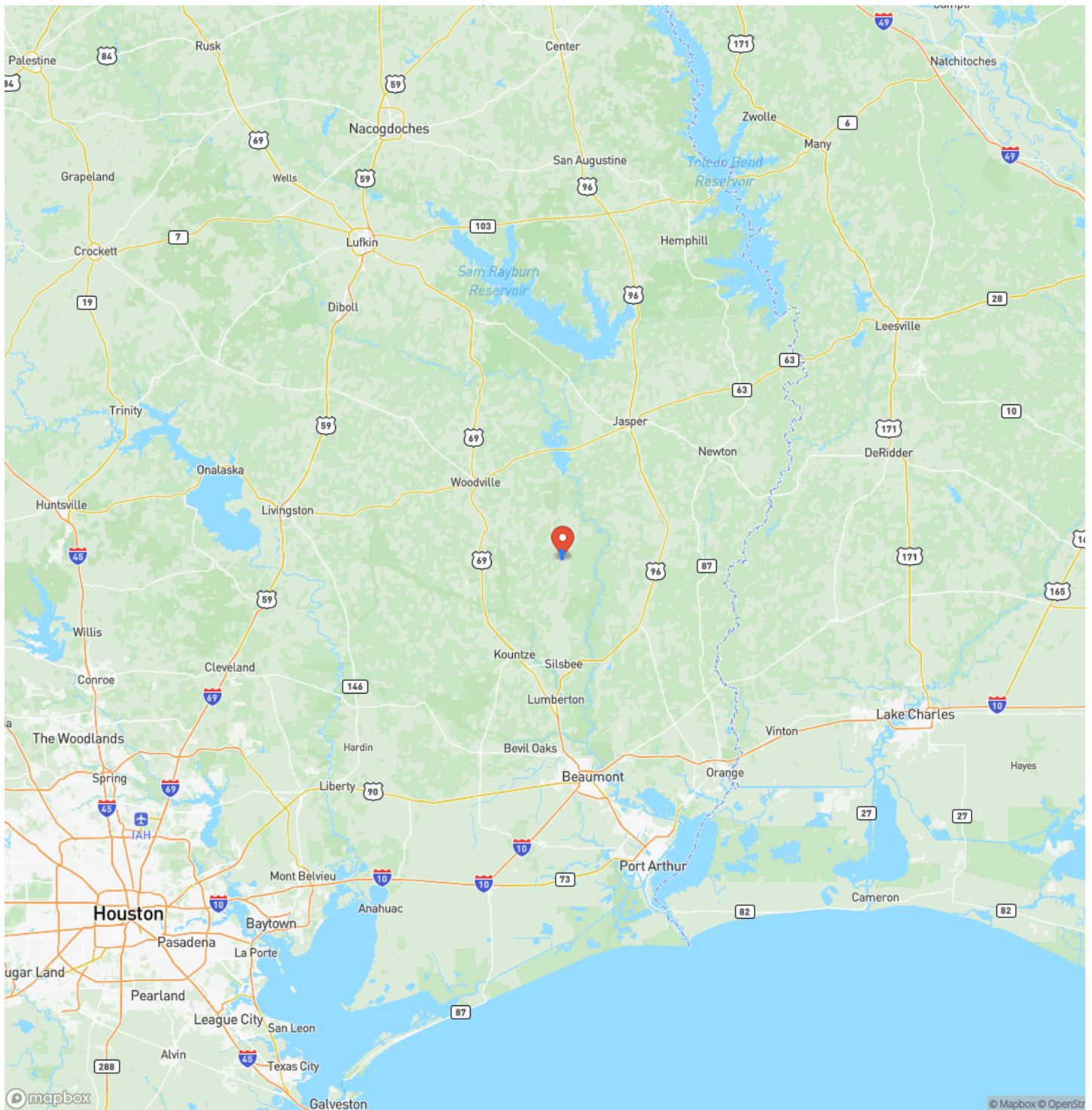


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## Spurger, TX / Tyler County

## 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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**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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