

10 Acres | T-2 | County Road 4302 | 3706  
County Road 4302  
De Kalb, TX 75559

**\$62,168**  
10.370± Acres  
Bowie County



10 Acres | T-2 | County Road 4302 | 3706

De Kalb, TX / Bowie County

## SUMMARY

### **Address**

County Road 4302

### **City, State Zip**

De Kalb, TX 75559

### **County**

Bowie County

### **Type**

Recreational Land, Undeveloped Land

### **Latitude / Longitude**

33.494911 / -94.687218

### **Acreage**

10.370

### **Price**

\$62,168

### **Property Website**

<https://homelandprop.com/property/10-acres-t-2-county-road-4302-3706-bowie-texas/96814/>



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**PROPERTY DESCRIPTION**

**1st time open market offering, historically managed for timber production. Great size and shaped tracts. Primarily comprised of 1st thinned pine plantation, including a great mix of native hardwoods. Excellent frontage on both CR 4251 and Cr 4302. Electricity available by extension.**

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**Utilities:** Electricity available

**Utility Provider:** Bowie Cass Electric Cooperative

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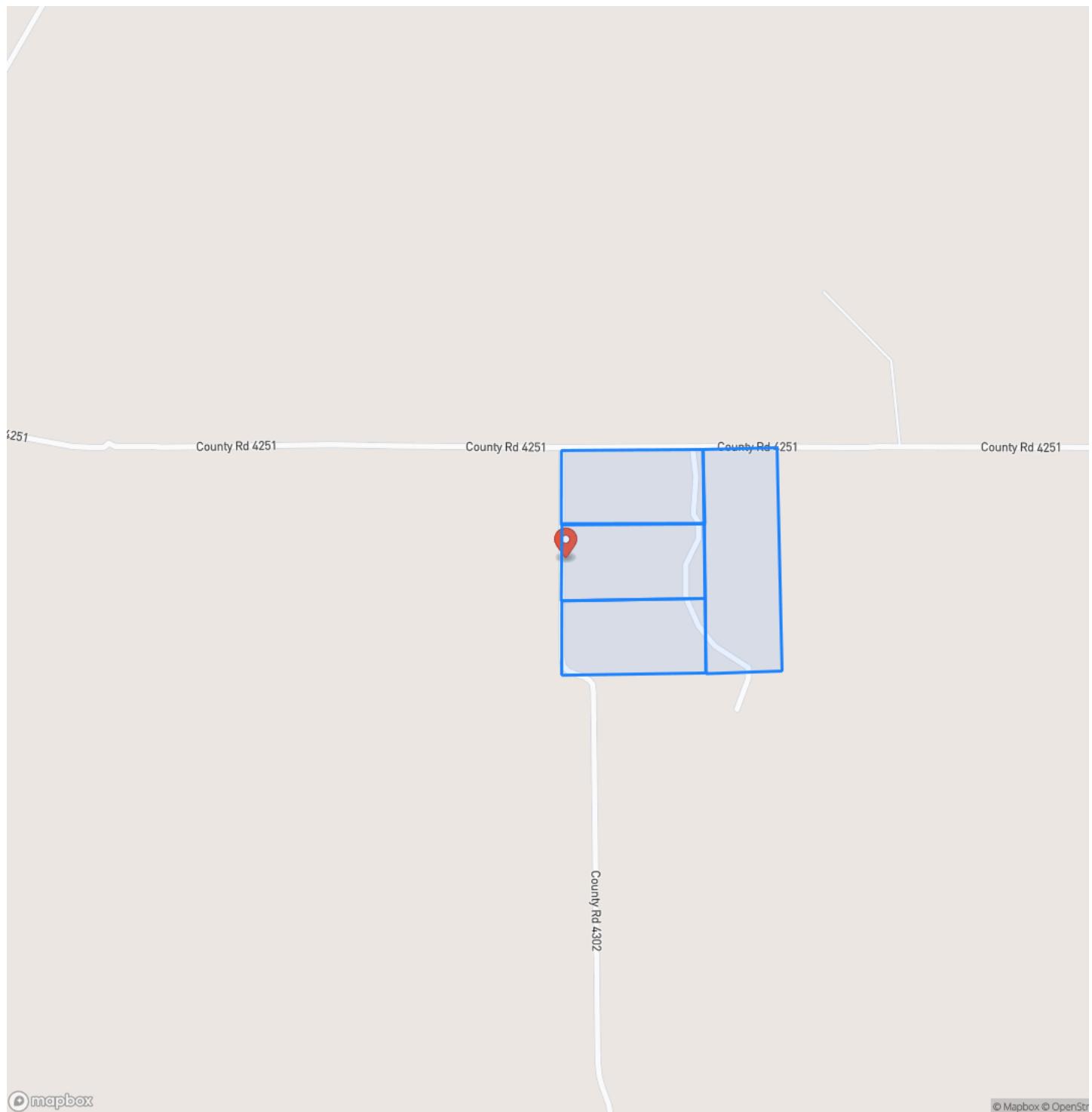
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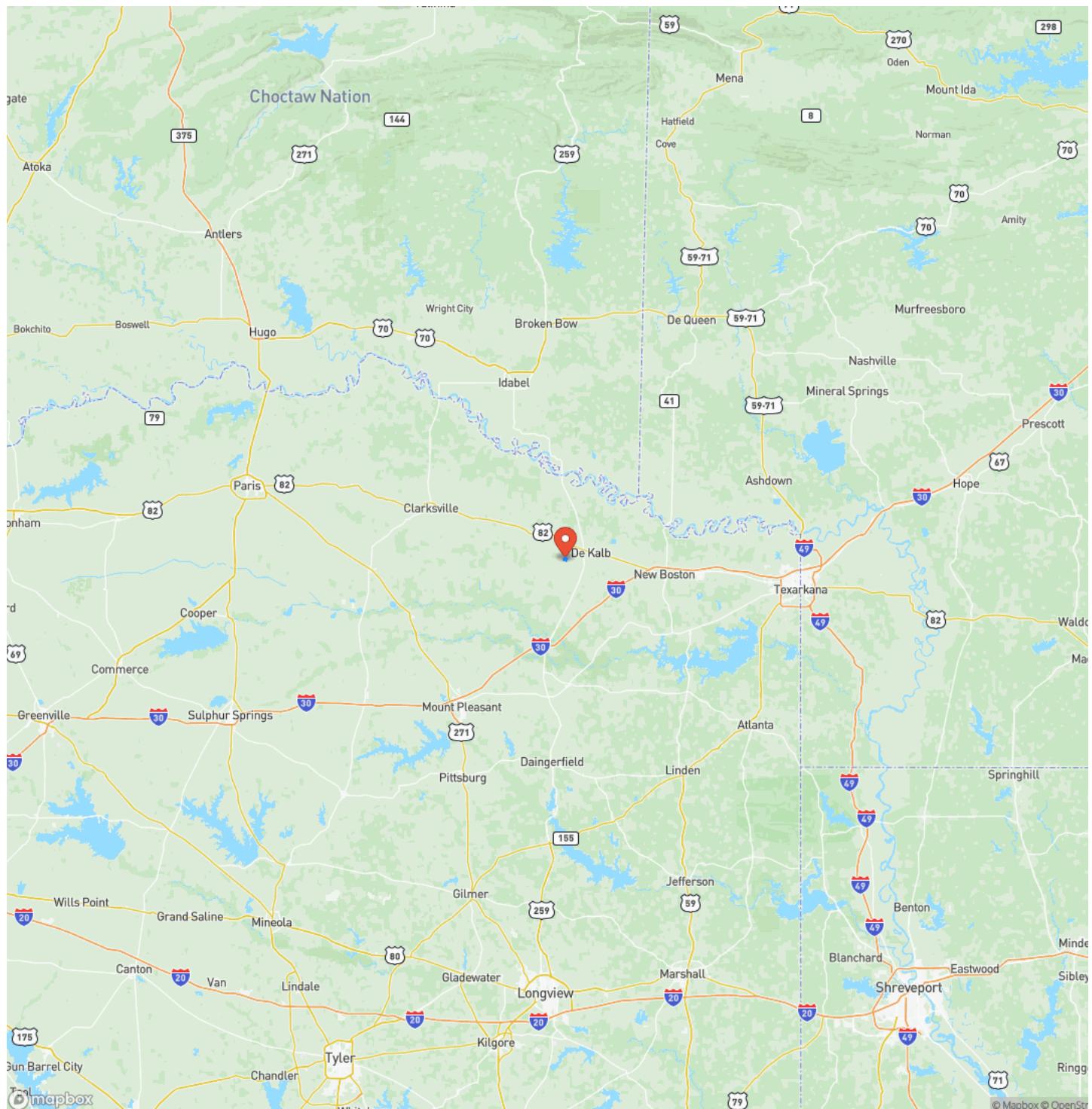
## Locator Map



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

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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**

## NOTES



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## NOTES



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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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