

18 Acres | Sunflower Road | Adjoins Big Thicket
Sunflower Road
Livingston, TX 77351

\$219,900
18.27± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

18 Acres | Sunflower Road | Adjoins Big Thicket
Livingston, TX / Polk County

SUMMARY

Address

Sunflower Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Undeveloped Land, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

30.635482 / -94.711304

Taxes (Annually)

\$70

Acreage

18.27

Price

\$219,900

Property Website

<https://homelandprop.com/property/18-acres-sunflower-road-adjoins-big-thicket/polk/texas/74107/>



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PROPERTY DESCRIPTION

First time open market offering of 18 acres adjoining the Big Thicket National Preserve! The Big Thicket is over 113,000 acres of paradise with a convergence of different ecosystems - you'll experience hiking through pine forests, backcountry camping, paddling along waterways and bayous, bird watching, and too many more activities to name. This property provides a rare opportunity to have nature's best at your fingertips. On the 18 acres, growing loblolly abound with a mix of other hardwoods and flora. The surroundings are quiet and serene with limited neighbors and traffic. Whether you are looking for a weekend cabin spot or full time residence, this property provides a unique opportunity to embrace natural living and the great outdoors!

Utilities: Electricity available

Utility Providers: Sam Houston Electric Cooperative

School District: Big Sandy ISD



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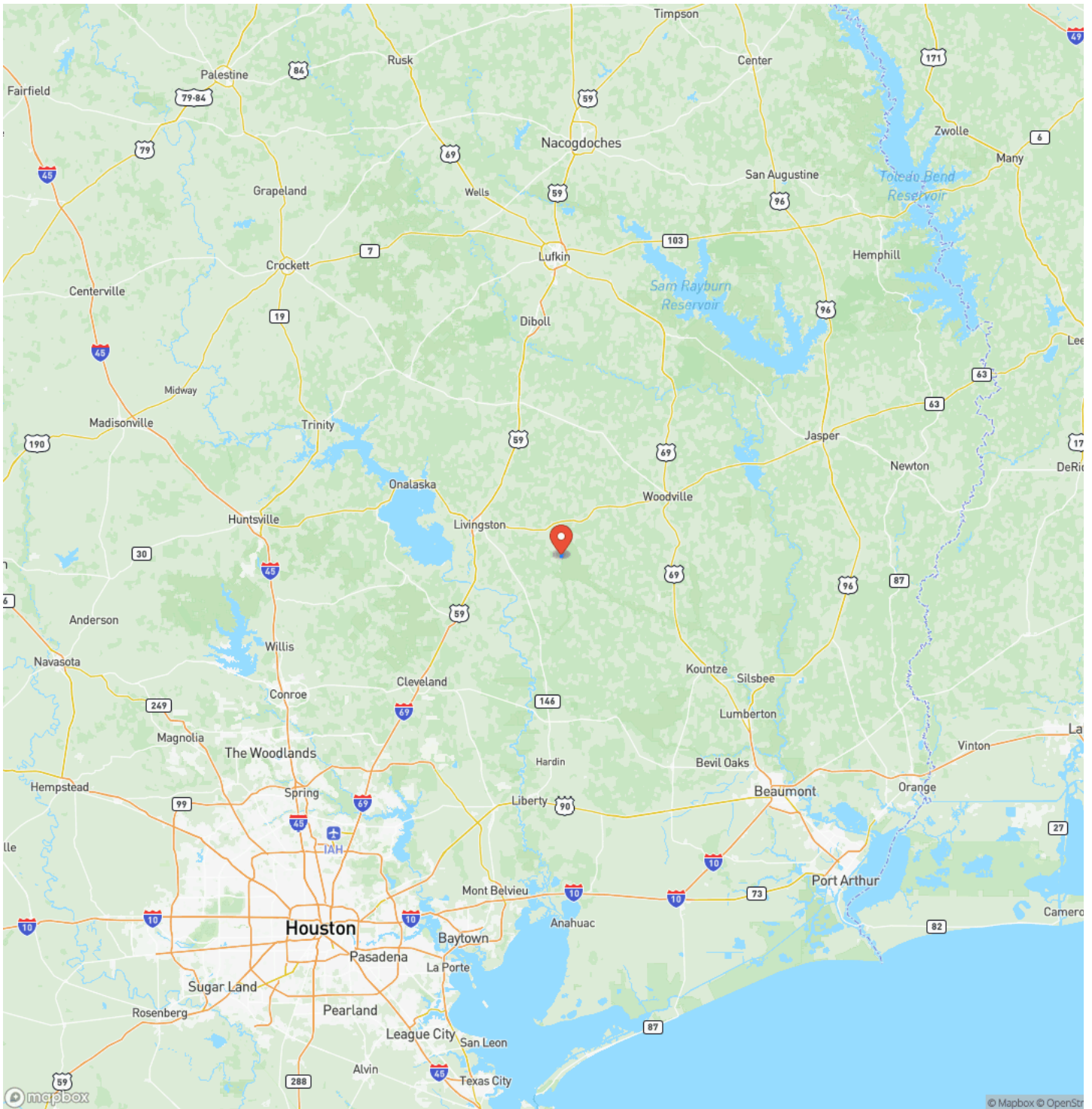
Locator Map



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Locator Map



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Satellite Map



**18 Acres | Sunflower Road | Adjoins Big Thicket
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LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robby@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.



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