

80 Acres | T-5 | County Road 4245 | 3707
County Road 4245
De Kalb, TX 75559

\$424,043
80.770± Acres
Bowie County



MORE INFO ONLINE:
www.homelandprop.com

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De Kalb, TX / Bowie County

SUMMARY

Address

County Road 4245

City, State Zip

De Kalb, TX 75559

County

Bowie County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

33.442124 / -94.636804

Acreage

80.770

Price

\$424,043

Property Website

<https://homelandprop.com/property/80-acres-t-5-county-road-4245-3707-bowie-texas/96879/>



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PROPERTY DESCRIPTION

First time open market offering! Several tracts ranging in size from 15 to 30 +/- acres along County Roads 4245 and 4234 in the quiet community of De Kalb, Texas. With well maintained county road access, some internal trails, planted pine and scattered hardwoods, these tracts are an excellent residential or recreational candidate. Electricity available by extension and located within the service area of Central Bowie Water Supply.

Utilities: Electricity available by extension; Water available (subject to confirmation)

Utility Providers: Bowie Cass Electric Cooperative, Central Bowie WSC



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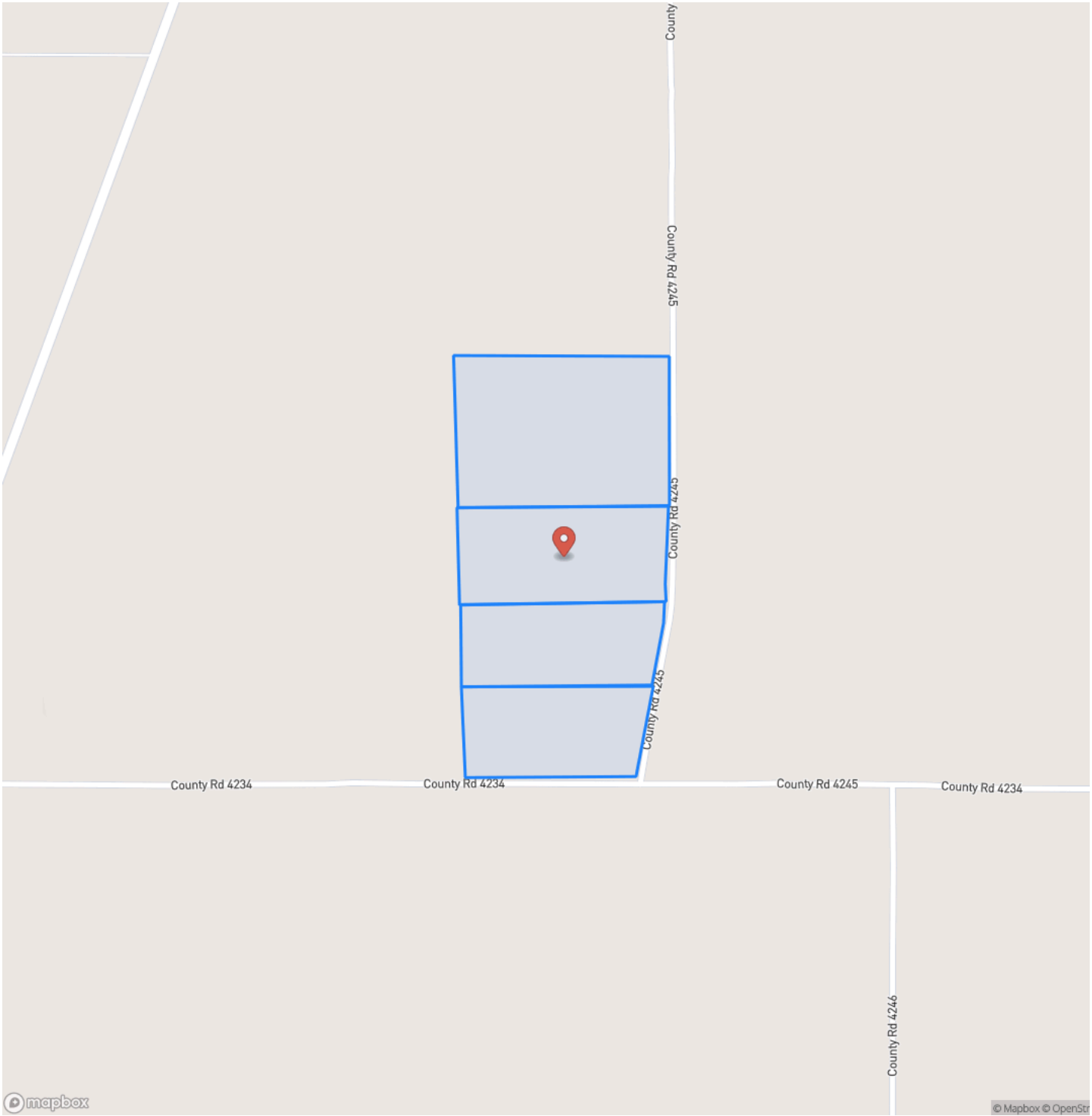
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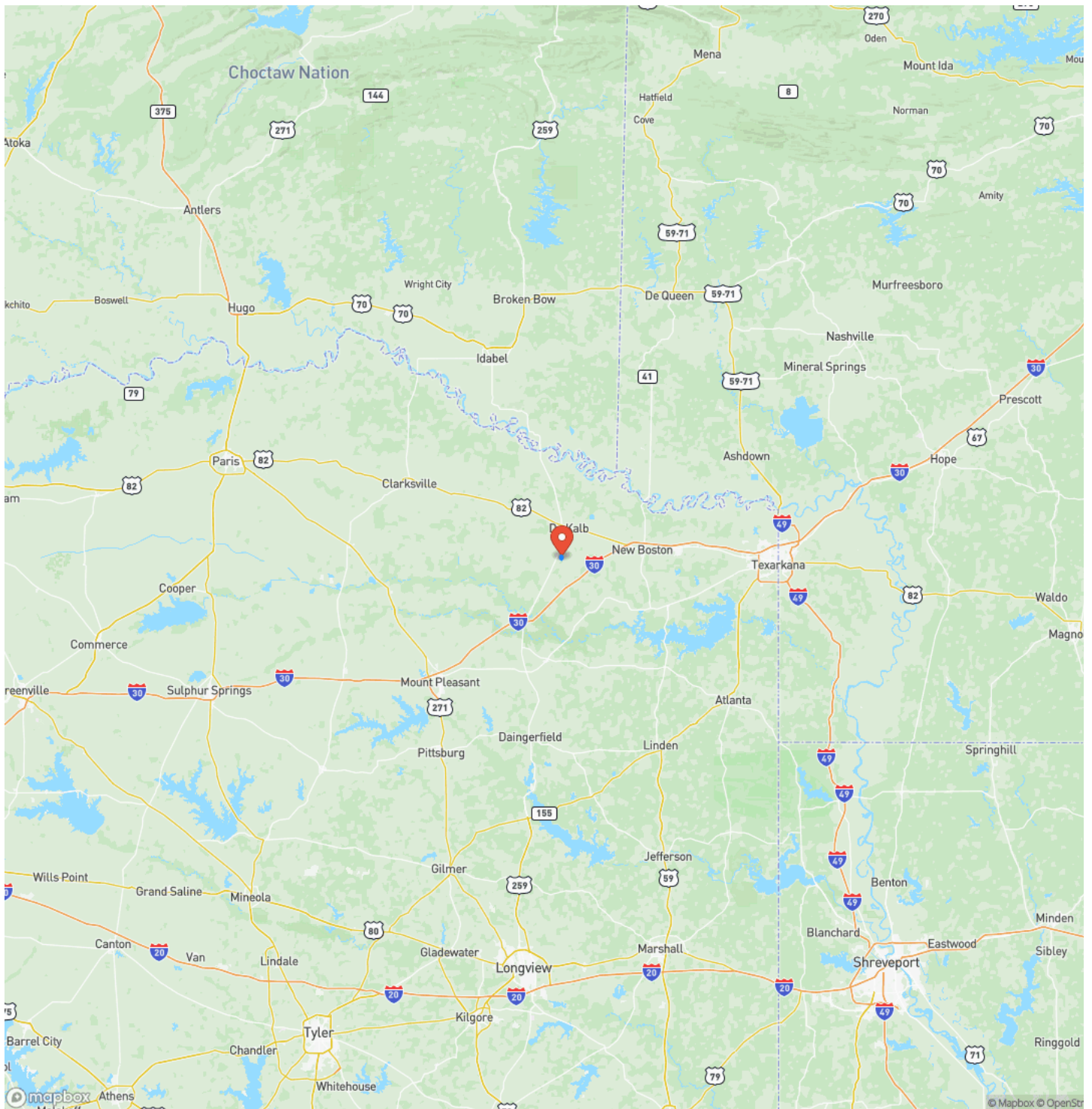
Locator Map



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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

NOTES



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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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