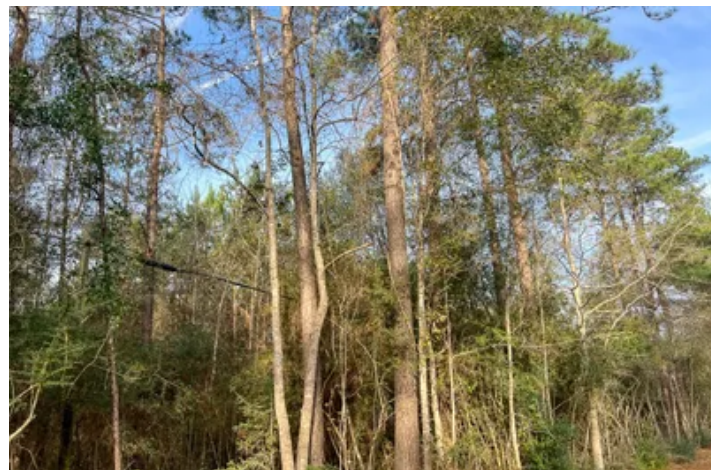


22 Acres | T-4 | Tall Cotton Rd | 00043
Tall Cotton Rd.
Saratoga, TX 77585

\$99,000
22± Acres
Hardin County



MORE INFO ONLINE:
www.homelandprop.com

22 Acres | T-4 | Tall Cotton Rd | 00043
Saratoga, TX / Hardin County

SUMMARY

Address

Tall Cotton Rd.

City, State Zip

Saratoga, TX 77585

County

Hardin County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

30.294322 / -94.544373

Acreage

22

Price

\$99,000

Property Website

<https://homelandprop.com/property/22-acres-t-4-tall-cotton-rd-00043/hardin/texas/97560/>



MORE INFO ONLINE:

www.homelandprop.com

22 Acres | T-4 | Tall Cotton Rd | 00043
Saratoga, TX / Hardin County

PROPERTY DESCRIPTION

Take your pick ! These are some nice tracts with good access, electricity, and water (subject to confirmation and capacity) available. Fronting FM 787 or Tall Cotton Rd. or Cotton Rd. or both. Tall Cotton Rd. and Cotton Rd. are county maintained, public roads. Residential rural setting. Quiet with low traffic ! Level to sloping topography. Some have pockets of water suitable for livestock, etc.... Fully wooded in varying ages of pine plantation and/or mixed hardwood (see drone aerial imagery for leaf off photos). Clean with no oil/gas well sites and/or pipelines known.

Utilities: Electric available, Water available

Utility Provider: Entergy, West Hardin WSC



MORE INFO ONLINE:

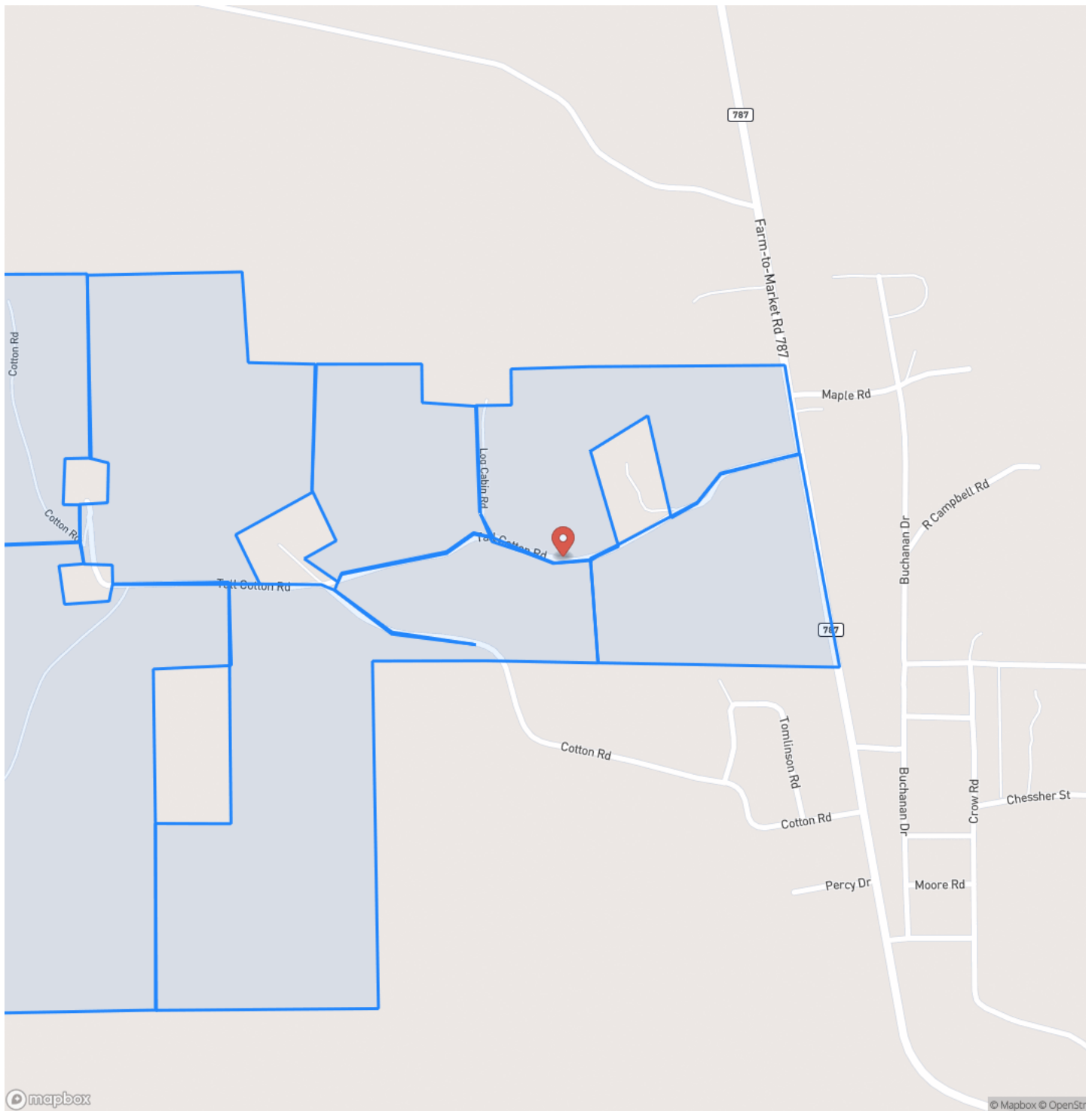
www.homelandprop.com

22 Acres | T-4 | Tall Cotton Rd | 00043
Saratoga, TX / Hardin County



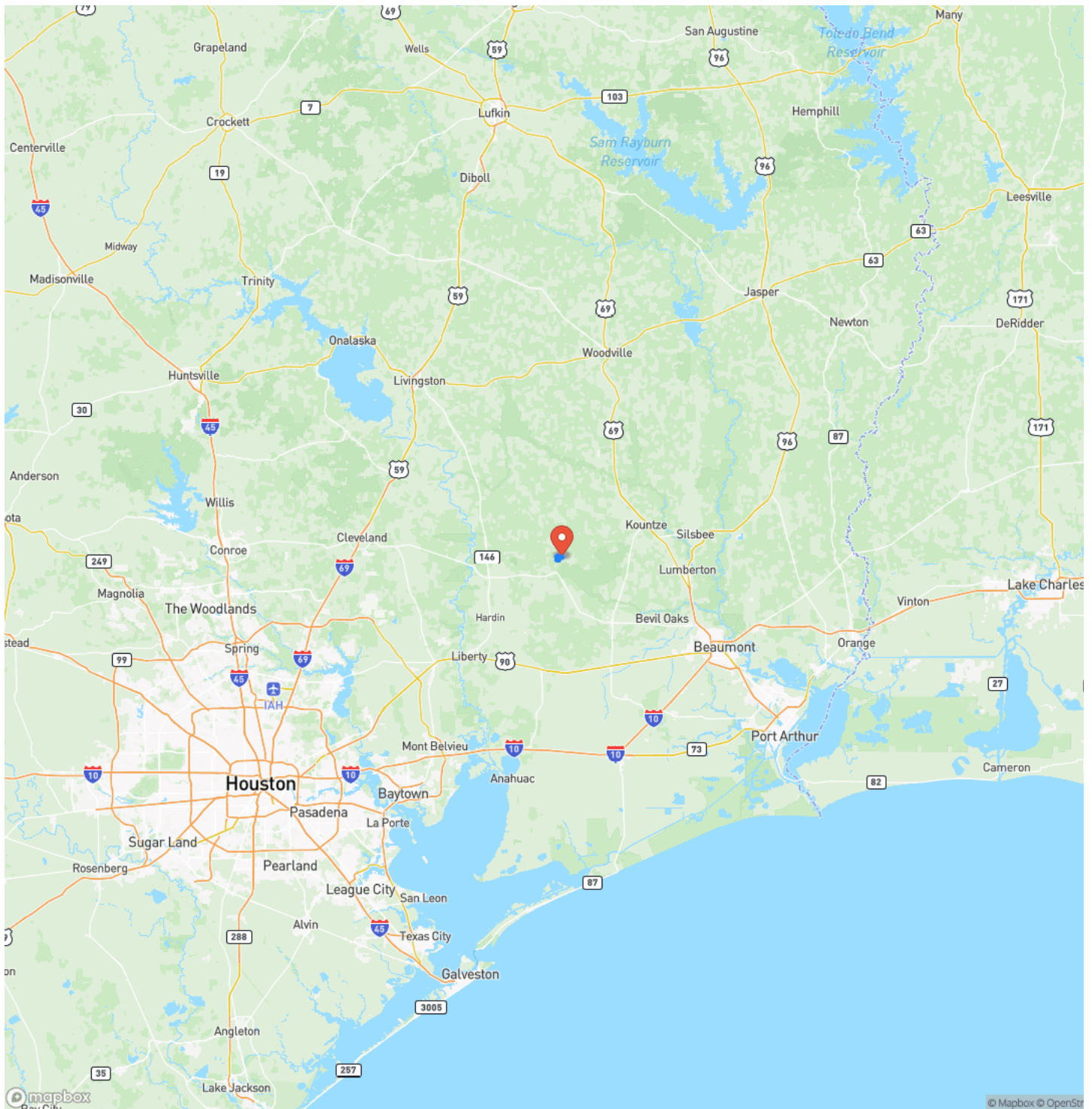
MORE INFO ONLINE:
www.homelandprop.com

Locator Map



Saratoga, TX / Hardin County

Locator Map

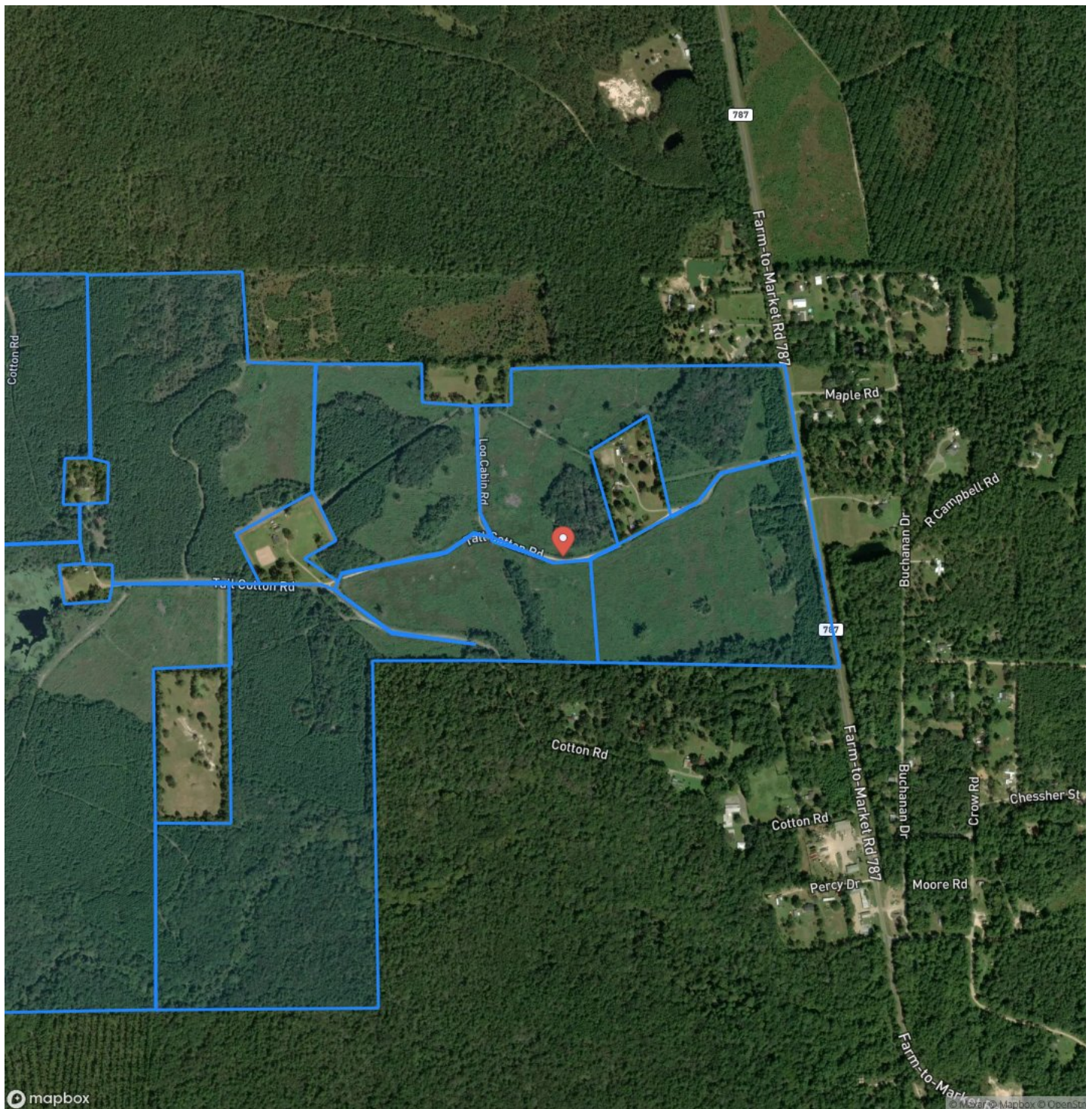


MORE INFO ONLINE:

www.homelandprop.com

22 Acres | T-4 | Tall Cotton Rd | 00043
Saratoga, TX / Hardin County

Satellite Map



MORE INFO ONLINE:

www.homelandprop.com

22 Acres | T-4 | Tall Cotton Rd | 00043
Saratoga, TX / Hardin County

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



MORE INFO ONLINE:

www.homelandprop.com

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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.



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