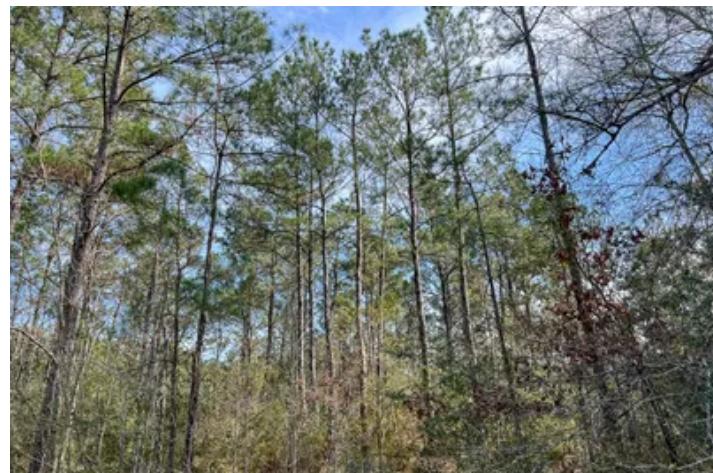


29 Acres | T-1 | Zavalla Road | 04739  
Zavalla Road  
Mauriceville, TX 77626

**\$101,500**  
29± Acres  
Orange County



**29 Acres | T-1 | Zavalla Road | 04739  
Mauriceville, TX / Orange County**

**SUMMARY**

**Address**

Zavalla Road

**City, State Zip**

Mauriceville, TX 77626

**County**

Orange County

**Type**

Hunting Land, Timberland, Undeveloped Land

**Latitude / Longitude**

30.224374 / -93.827124

**Acreage**

29

**Price**

\$101,500

**Property Website**

<https://homelandprop.com/property/29-acres-t-1-zavalla-road-04739/orange/texas/97452/>



29 Acres | T-1 | Zavalla Road | 04739  
Mauriceville, TX / Orange County

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**PROPERTY DESCRIPTION**

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Mauriceville, Texas ! Low traffic access and frontage ! Wooded in mostly thinned pine plantation with mixed hardwoods. 1<sup>st</sup> time open market offering from historically owned timberland companies. Level to sloping topography and within the floodplain as is most of this area. Good shape for fencing. Multiple use opportunities for recreation and/or clearing for livestock farm/ranch. Internal trails/roads. Clean with no oil/gas wells or pipelines known.

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**Utilities:** Electric available

**Utility Providers:** Entergy

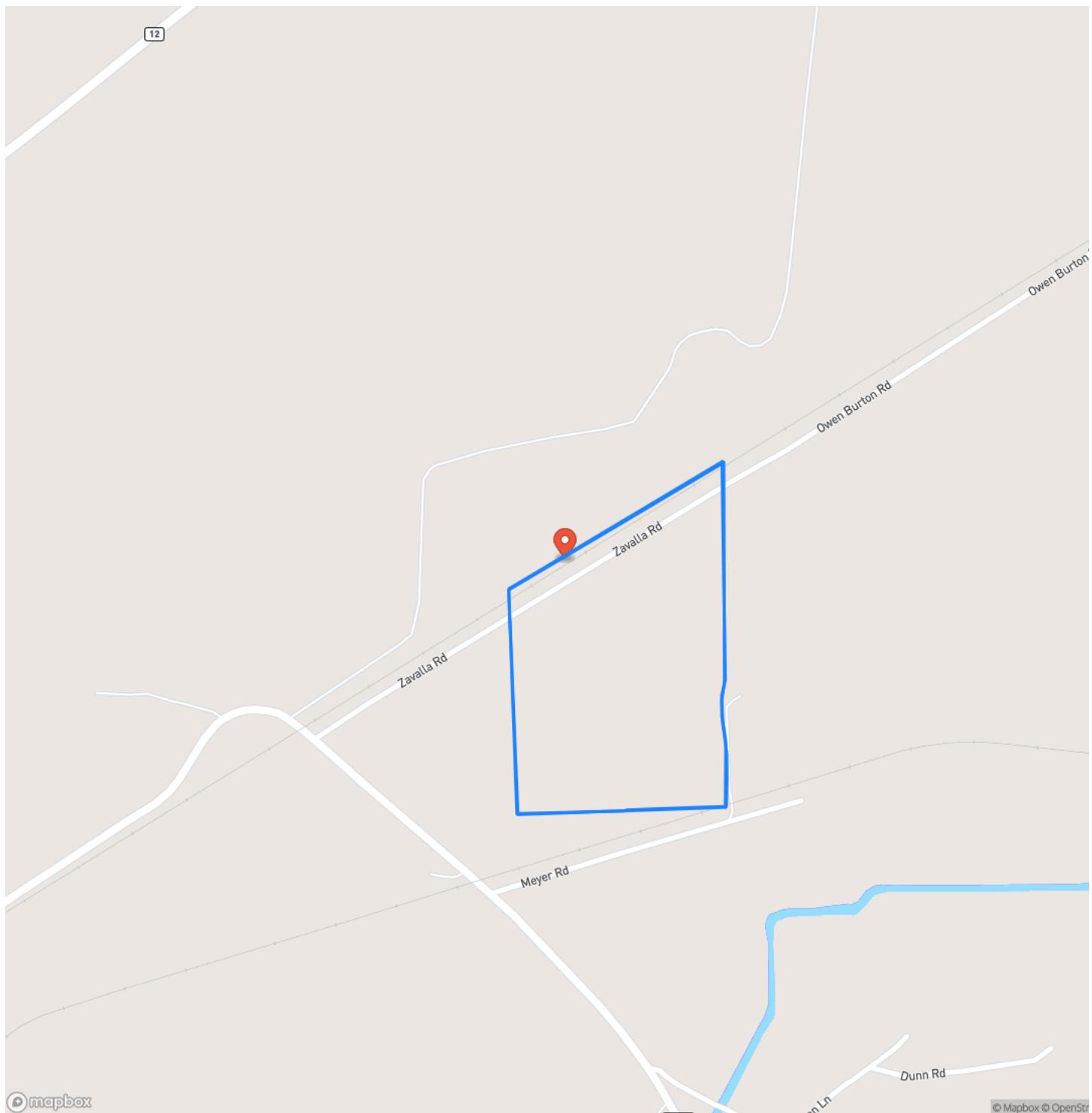
29 Acres | T-1 | Zavalla Road | 04739  
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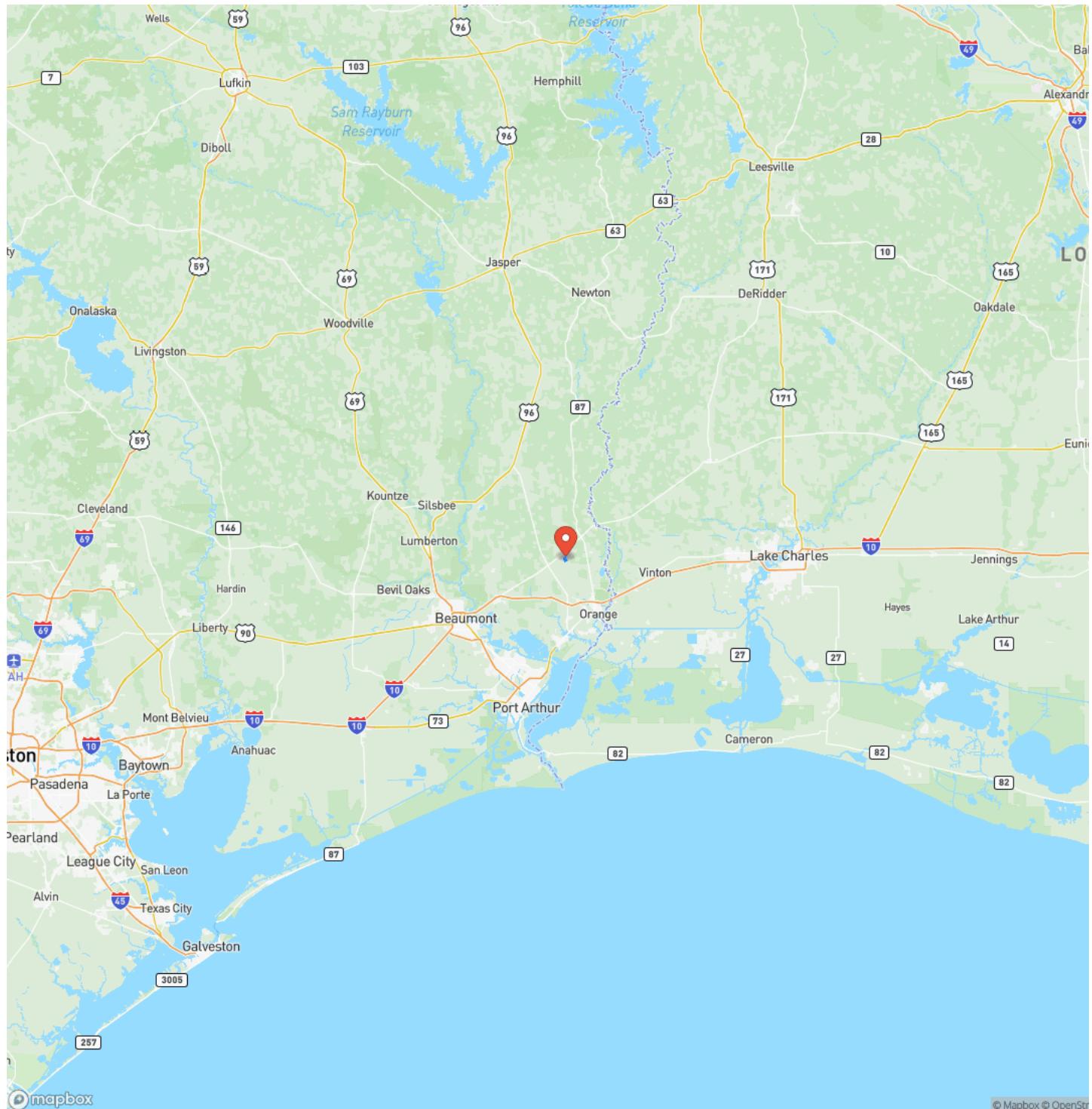


29 Acres | T-1 | Zavalla Road | 04739  
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## Locator Map

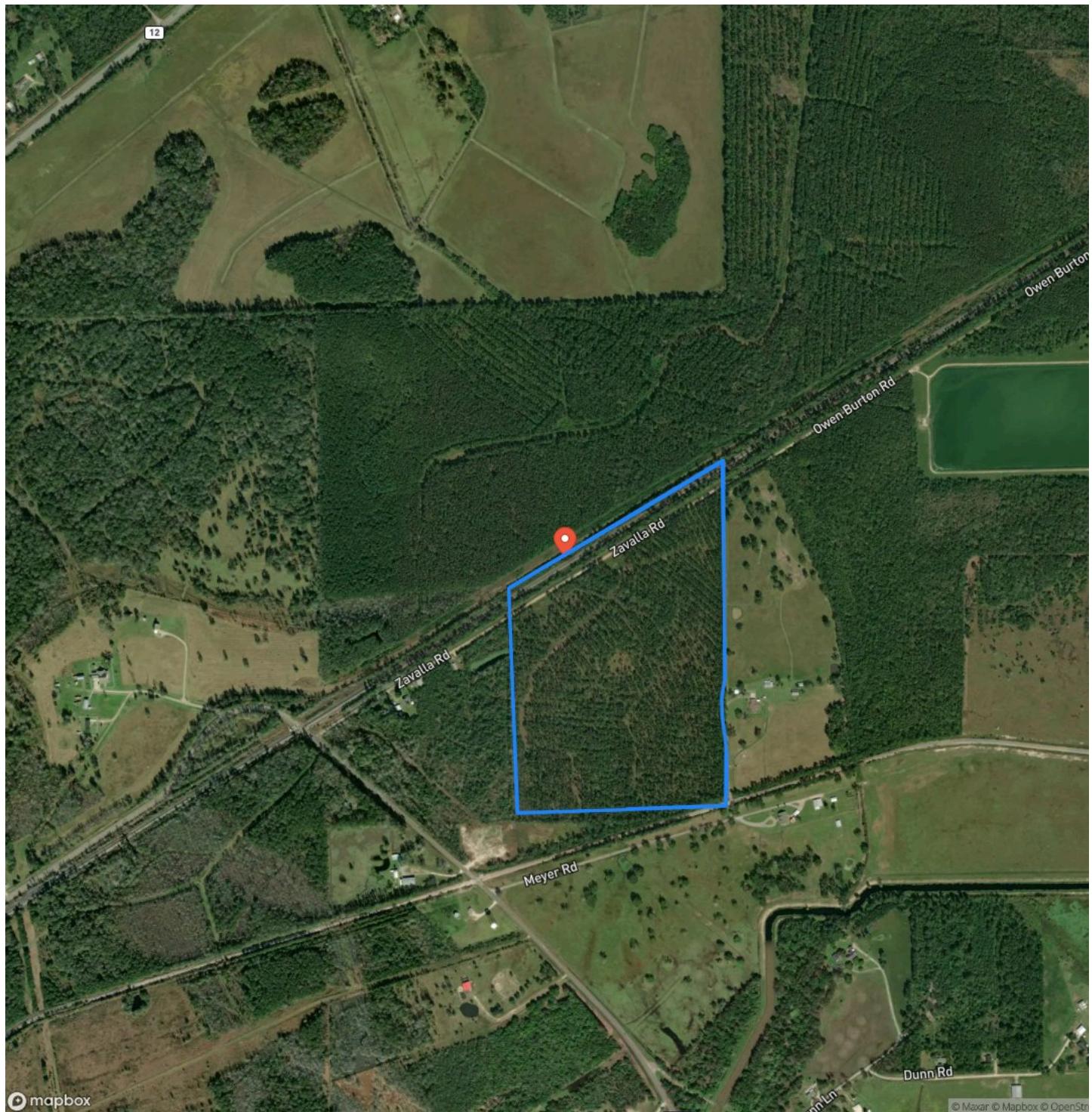


## Locator Map



29 Acres | T-1 | Zavalla Road | 04739  
Mauriceville, TX / Orange County

## Satellite Map



**29 Acres | T-1 | Zavalla Road | 04739  
Mauriceville, TX / Orange 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](http://www.homelandprop.com)

## 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. Utility, county road, possible RR, subject to survey.

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