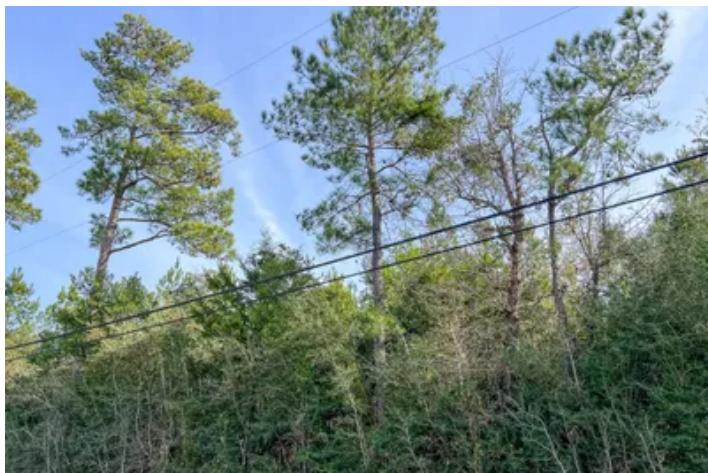


178 Acres | Fresenius Rd | 01191  
Fresenius Rd  
Silsbee, TX 77656

**\$890,000**  
178± Acres  
Hardin County



**178 Acres | Fresenius Rd | 01191  
Silsbee, TX / Hardin County**

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**SUMMARY**

**Address**

Fresenius Rd

**City, State Zip**

Silsbee, TX 77656

**County**

Hardin County

**Type**

Commercial, Undeveloped Land

**Latitude / Longitude**

30.356244 / -94.216451

**Acreage**

178

**Price**

\$890,000

**Property Website**

<https://homelandprop.com/property/178-acres-fresenius-rd-01191/hardin/texas/97428/>



178 Acres | Fresenius Rd | 01191  
Silsbee, TX / Hardin County

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**PROPERTY DESCRIPTION**

**DEVELOPMENT !** On the fringe of the City of Silsbee, Texas. Several newly developed tracts around and in the area. Good access on Fresenius Road. Sloping topography with very minimal to no floodplain per the topography map herein. Wooded in pine plantation with mixed hardwoods. Low traffic yet easily accessible. Utilities available, subject to confirmation and capacity depending on usage/density.

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**Utilities:** Electric available, Water available

**Utility providers:** Entergy, City of Silsbee WSC



**MORE INFO ONLINE:**

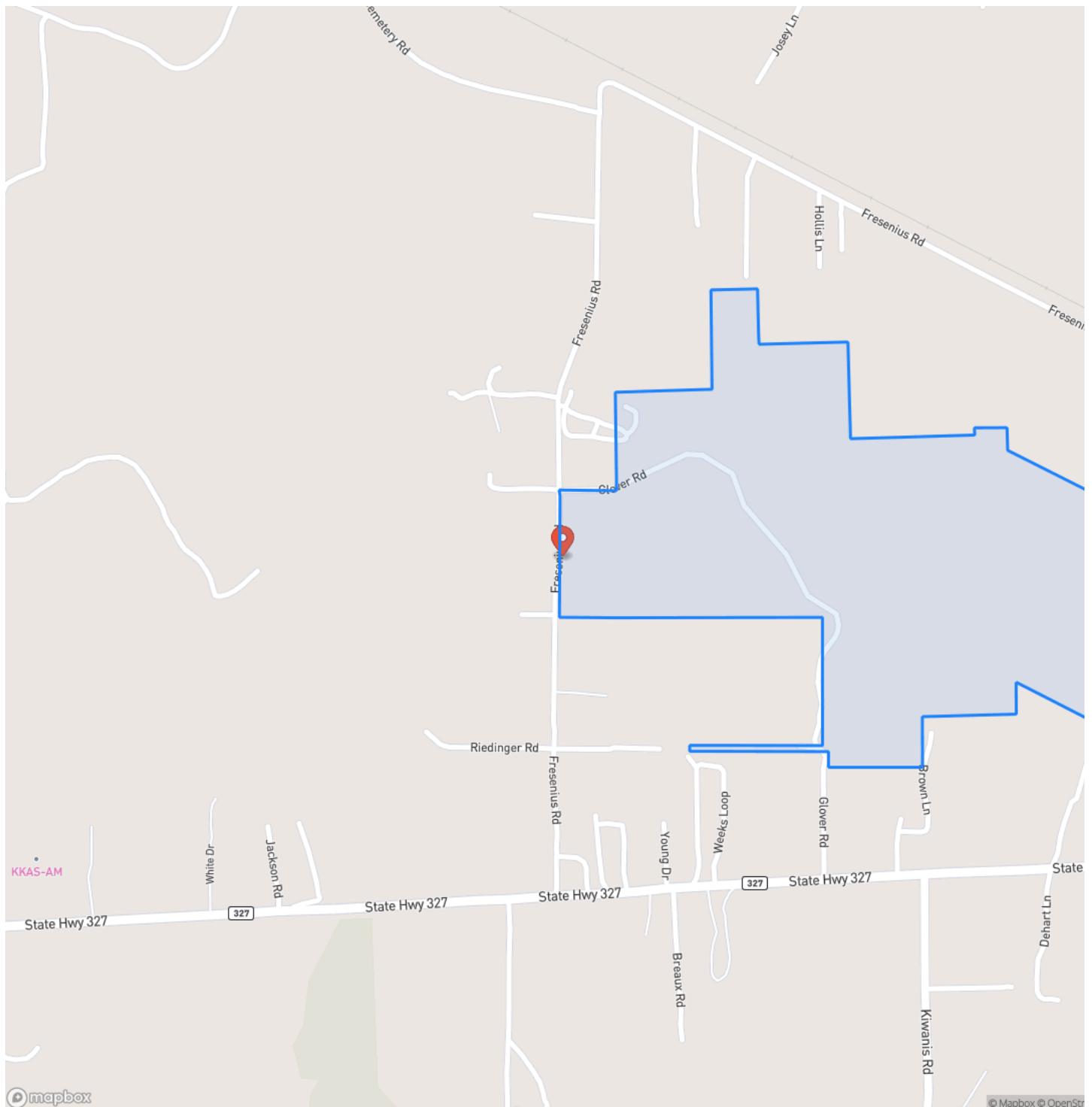
[www.homelandprop.com](http://www.homelandprop.com)

178 Acres | Fresenius Rd | 01191  
Silsbee, TX / Hardin County

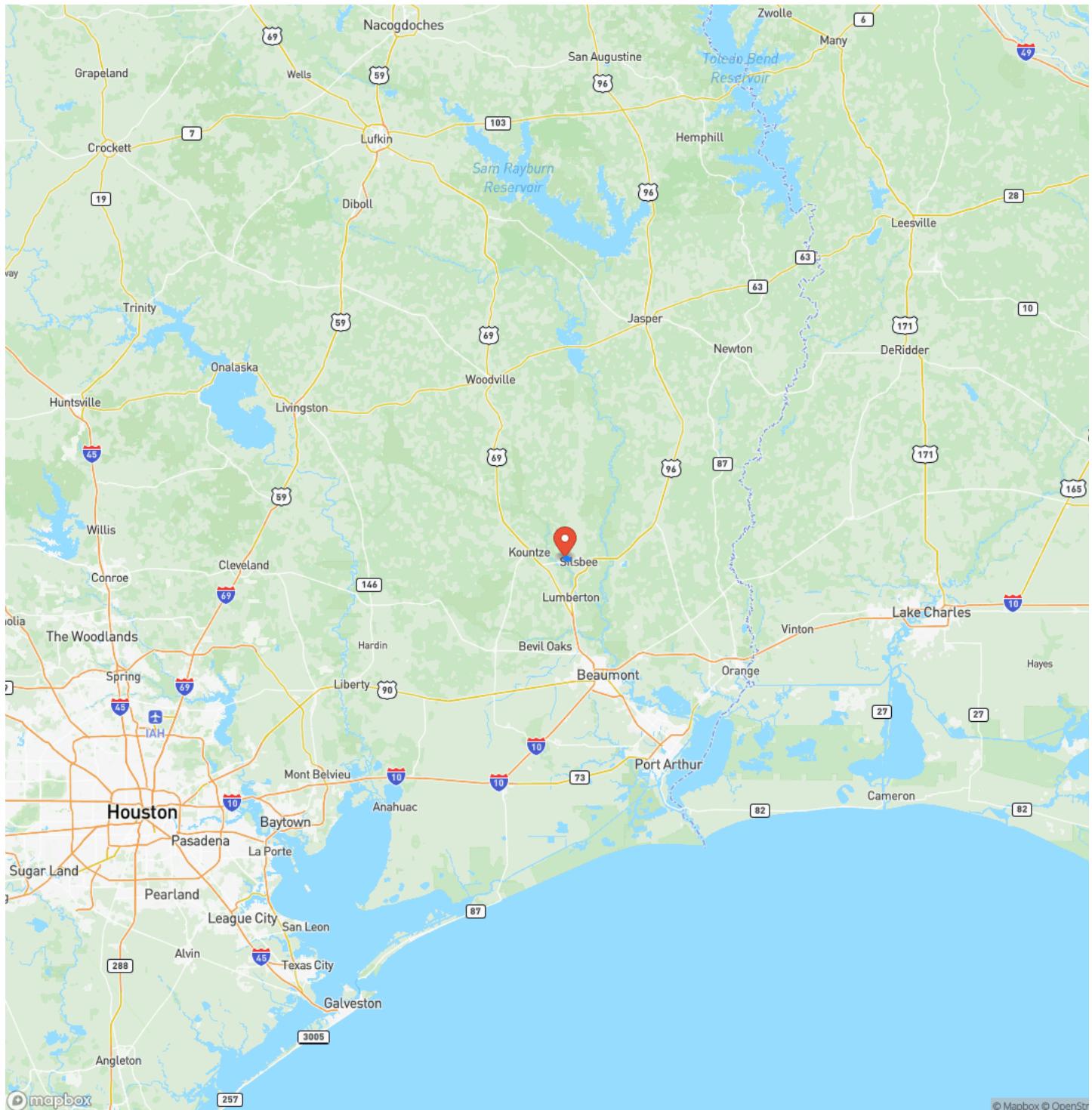
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## Locator Map

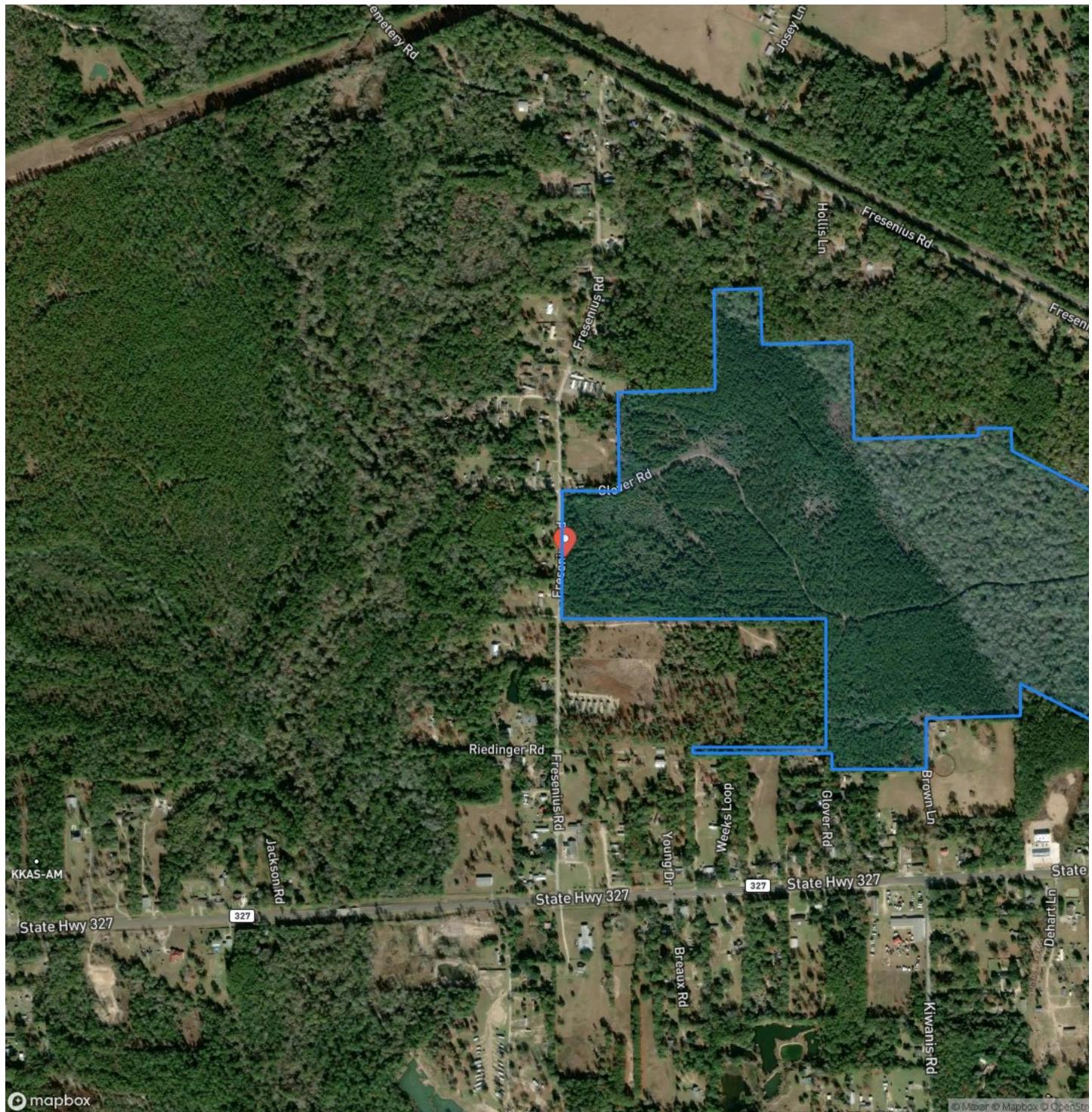


## Locator Map



178 Acres | Fresenius Rd | 01191  
Silsbee, TX / Hardin County

## Satellite Map



**178 Acres | Fresenius Rd | 01191  
Silsbee, 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](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, pipeline. 2 dry holes according to the Texas RRC.

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