

29 Acres | T-2 | FM 92 | 287044-045
FM 92
Spurger, TX 77660

\$143,550
29± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

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Spurger, TX / Tyler County

SUMMARY

Address

FM 92

City, State Zip

Spurger, TX 77660

County

Tyler County

Type

Undeveloped Land

Latitude / Longitude

30.760389 / -94.168585

Acreage

29

Price

\$143,550

Property Website

<https://homelandprop.com/property/29-acres-t-2-fm-92-287044-045-tyler-texas/87837/>



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PROPERTY DESCRIPTION

Rural residential/recreation tracts with great access and frontage on SH 92. Recently harvested/cleared and ready for conversion to pasture or replant. Wooded in creek drains. Clean slate. Value priced ! Electricity available to tracts 1, 2 and 6. By extension to tracts 3 and 4. Clean with no known easements, pipelines, and/or well sites !

Note - Aerial imagery N/A in the field. See drone photos/video.

Utilities: Electricity available, some by extension

Utility Provider: Sam Houston Electric Cooperative



MORE INFO ONLINE:

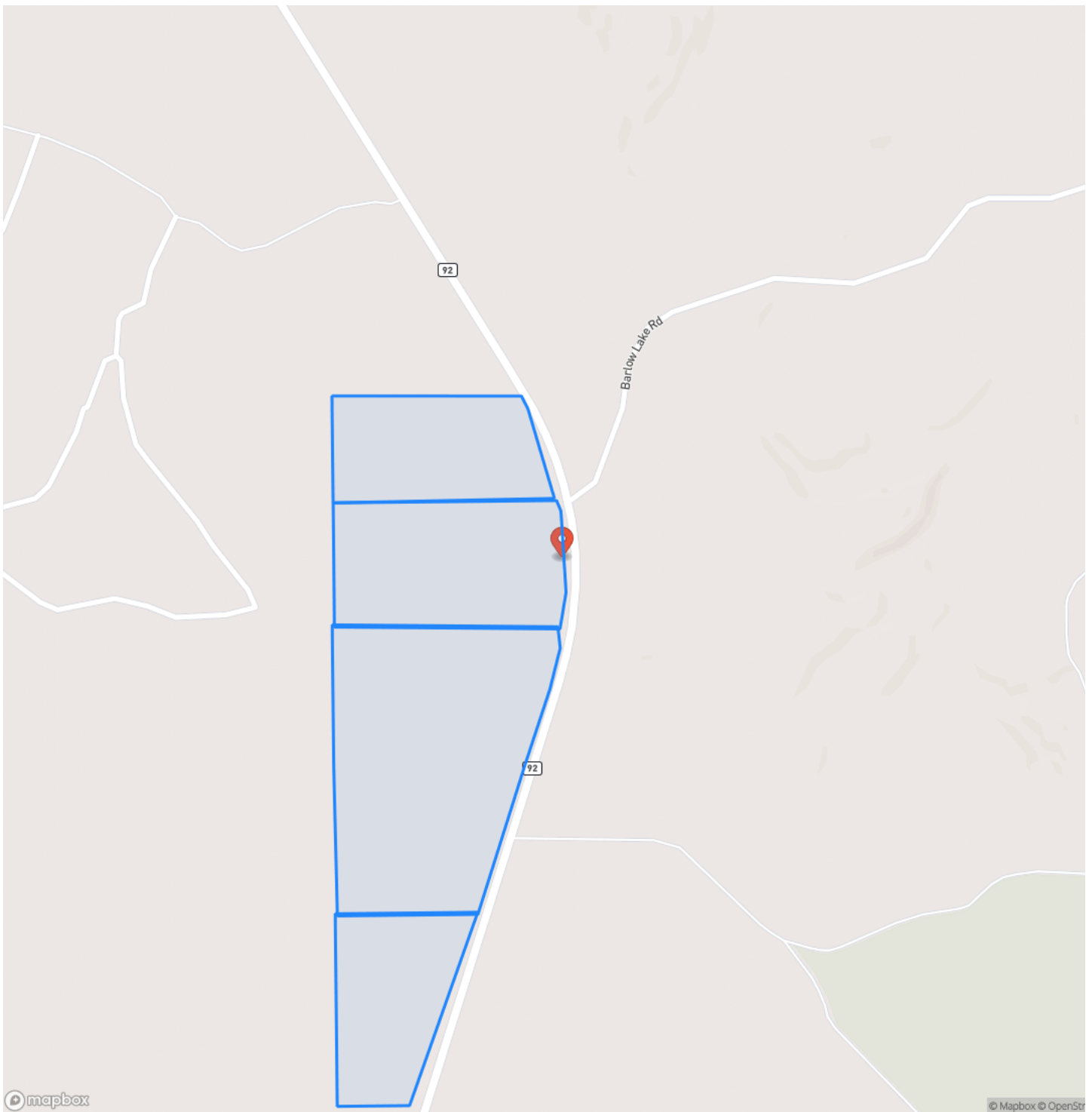
www.homelandprop.com

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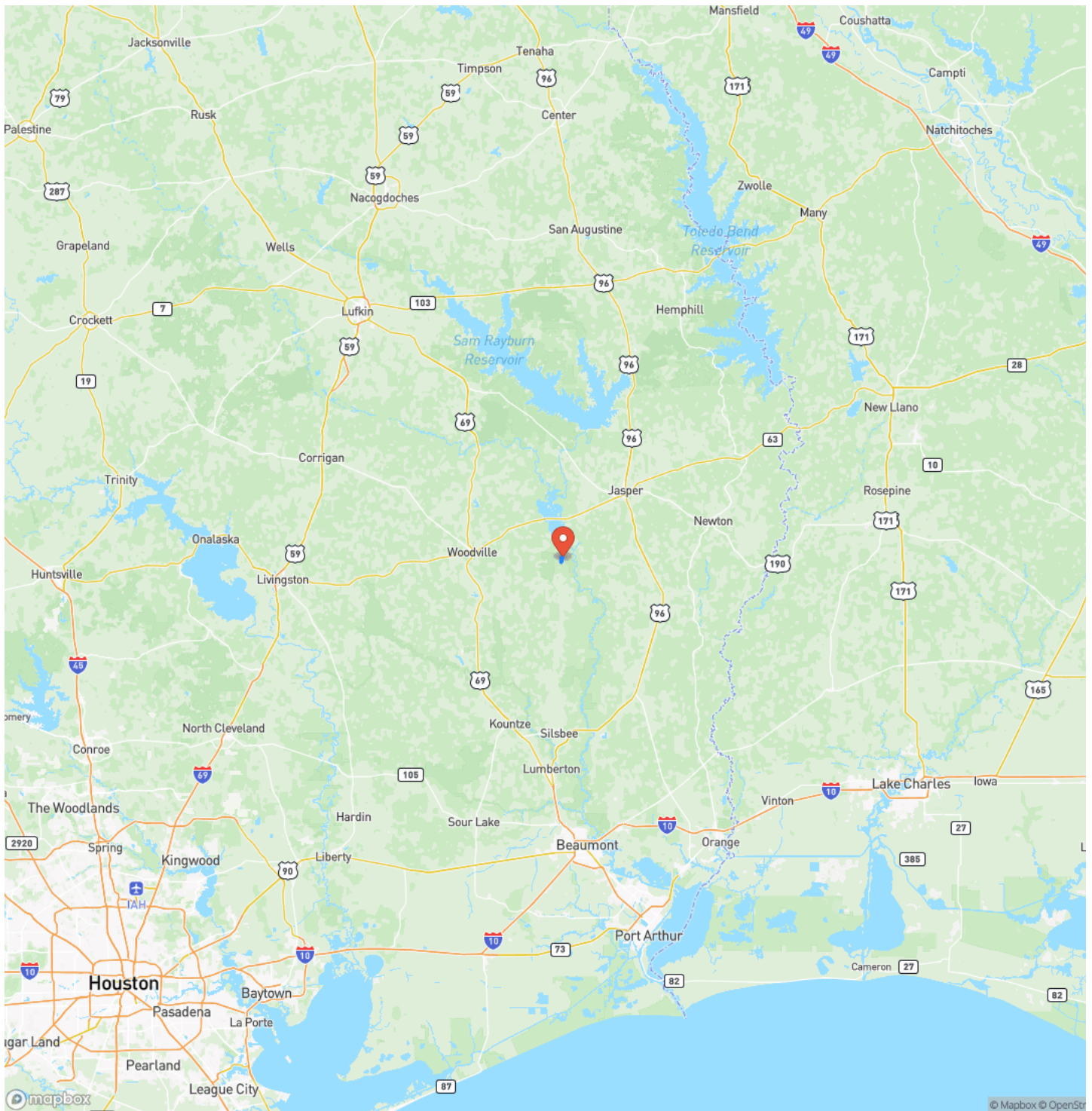
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Locator Map



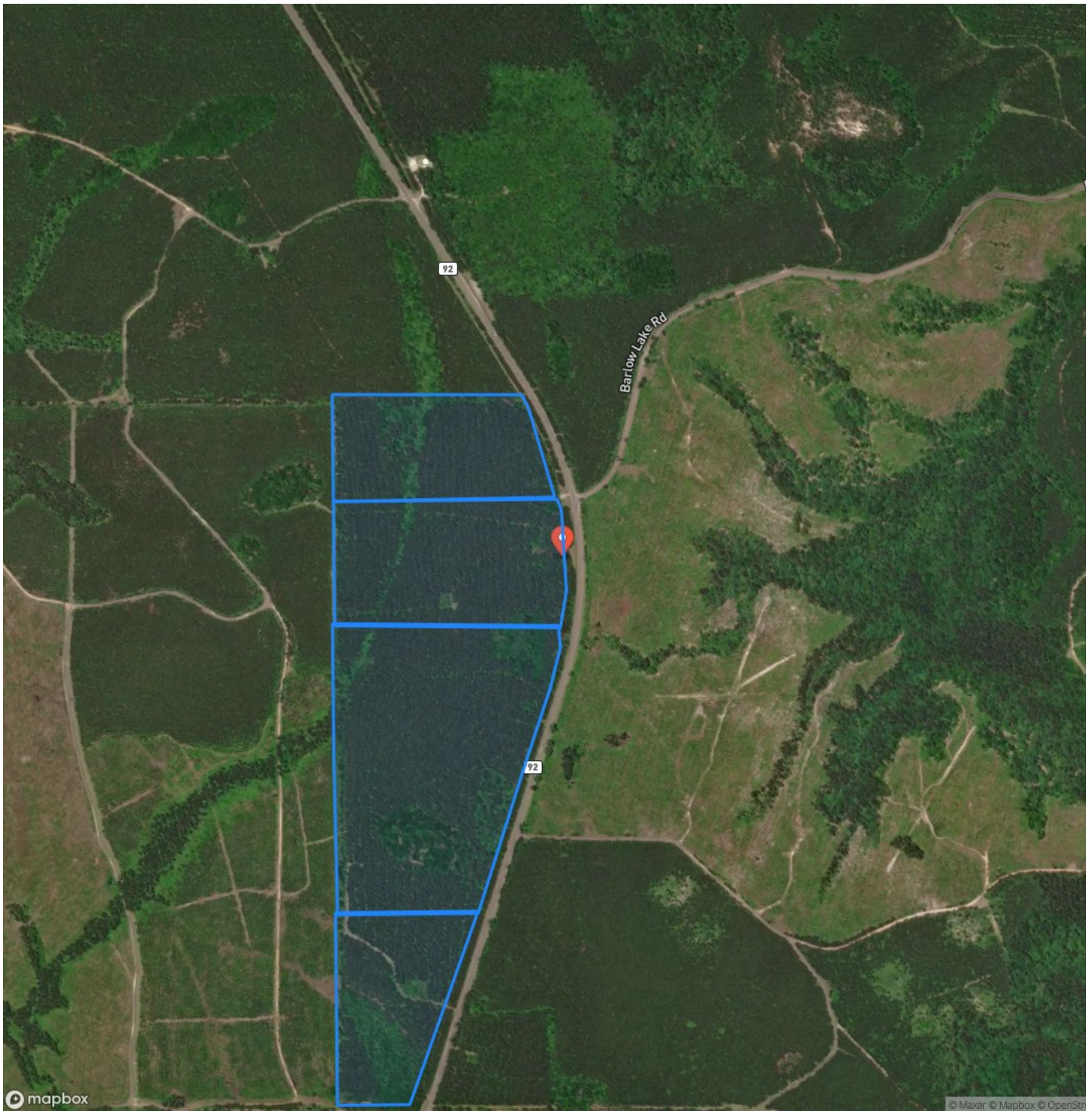
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

City / State / Zip

NOTES



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DISCLAIMERS

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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.



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