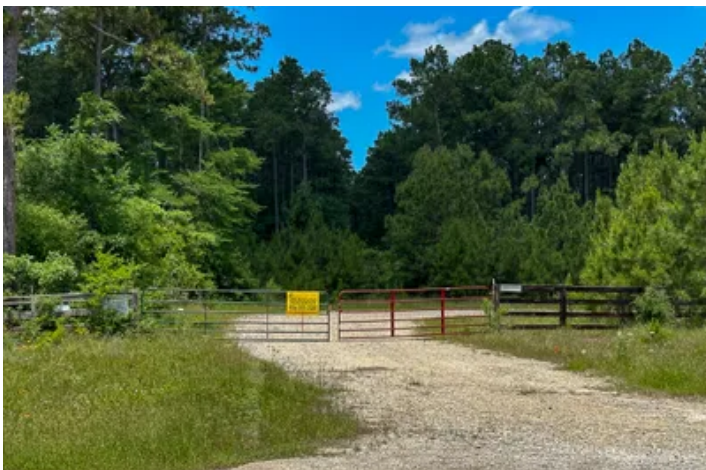


76 Acres | T-48 | Easement Access
Easement Access
Groveton, TX 75845

\$456,000
76± Acres
Trinity County



MORE INFO ONLINE:
www.homelandprop.com

76 Acres | T-48 | Easement Access
Groveton, TX / Trinity County

SUMMARY

Address

Easement Access

City, State Zip

Groveton, TX 75845

County

Trinity County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

31.06372 / -95.247186

Acreage

76

Price

\$456,000

Property Website

<https://homelandprop.com/property/76-acres-t-48-easement-access-trinity-texas/81259/>



MORE INFO ONLINE:

www.homelandprop.com

76 Acres | T-48 | Easement Access
Groveton, TX / Trinity County

PROPERTY DESCRIPTION

1st time open market offering ! Great access/ frontage on private Easement Road from SH 94. Gently sloping topography over loamy type soils. High and Dry ! Managed, thinned, mid age, pine trees with hardwoods mixed in the creek drains. Electricity N/A or by extension. Go Solar !

Private, secluded. Unrestricted (subject to title). Ground photos may not be tract specific.

5% Earnest Money - All offers are subject to seller's Investment Committee approval and seller's Agreement of Sale

Utilities: Electricity available by extension

Utility Provider: Entergy

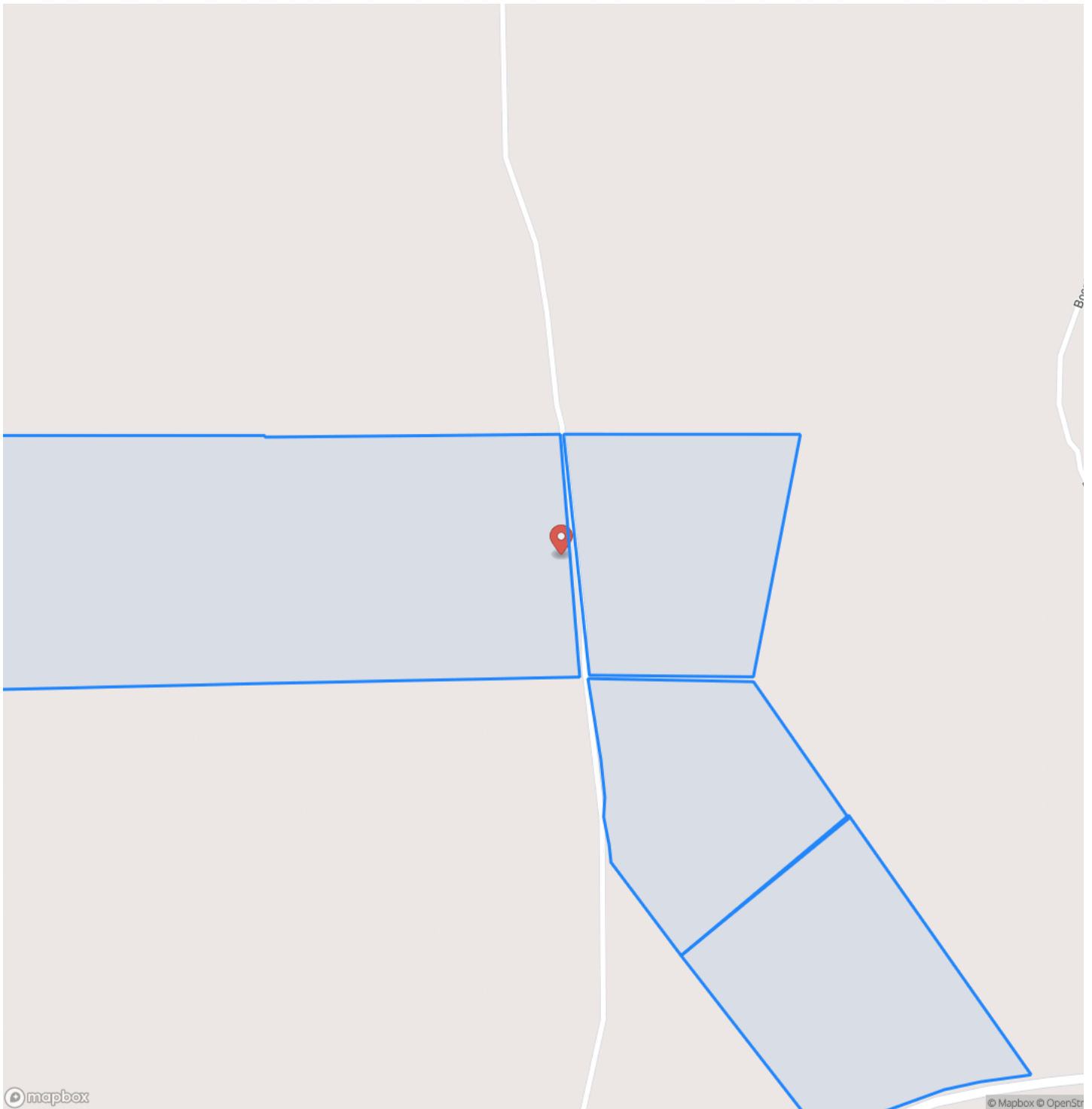


MORE INFO ONLINE:

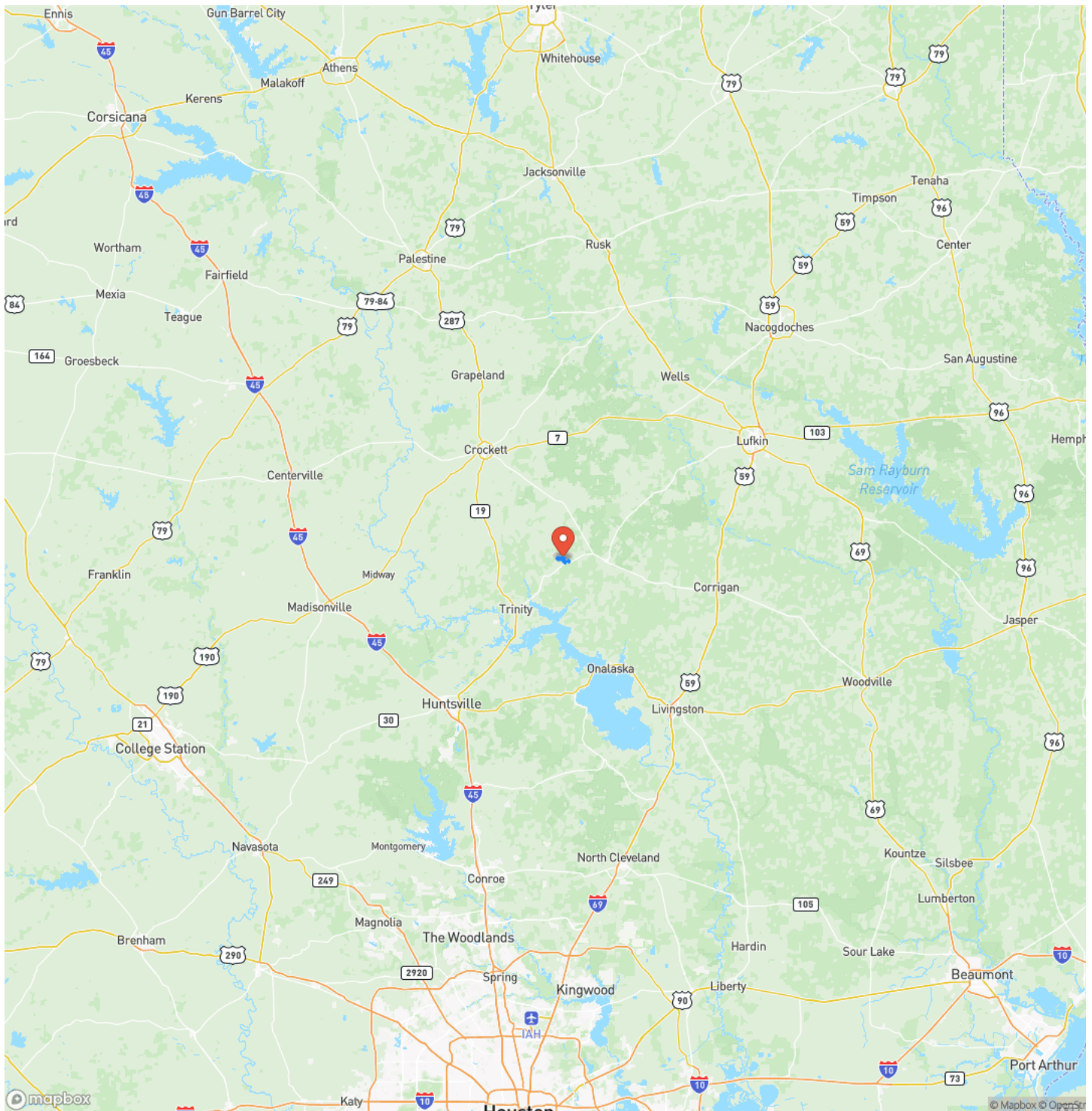
www.homelandprop.com



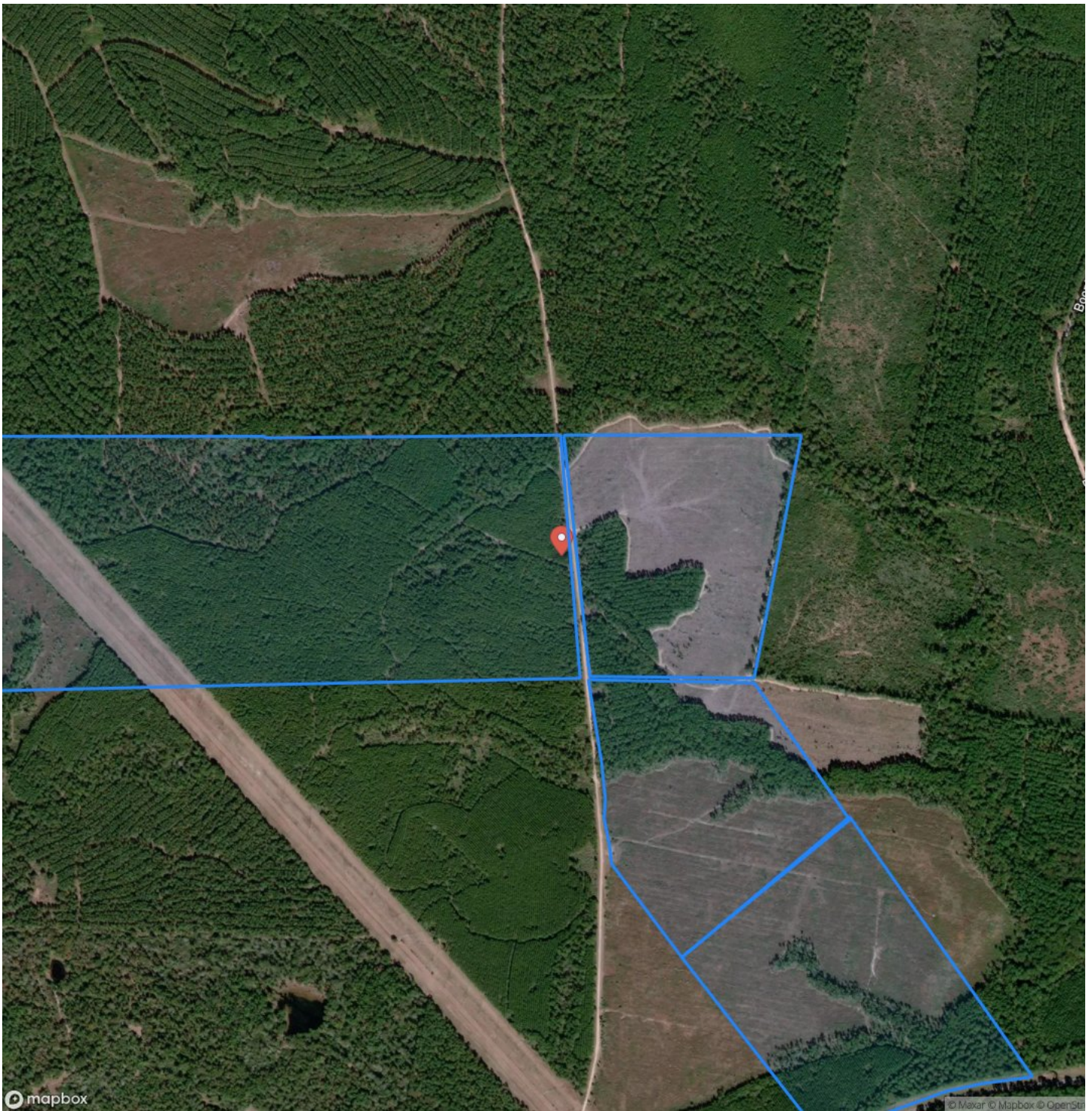
Locator Map



Locator Map



Satellite Map



76 Acres | T-48 | Easement Access
Groveton, TX / Trinity 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

NOTES



MORE INFO ONLINE:

www.homelandprop.com

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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.

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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. Access easement. None others known. Subject to title.



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