

95 Acres | Private Road 512 | T-6
Private Road 512
Center, TX 75935

\$399,900
95± Acres
Shelby County



MORE INFO ONLINE:
www.homelandprop.com

**95 Acres | Private Road 512 | T-6
Center, TX / Shelby County**

SUMMARY

Address

Private Road 512

City, State Zip

Center, TX 75935

County

Shelby County

Type

Undeveloped Land

Latitude / Longitude

31.656386 / -94.130126

Acreage

95

Price

\$399,900

Property Website

<https://homelandprop.com/property/95-acres-private-road-512-t-6-shelby-texas/90466/>



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PROPERTY DESCRIPTION

Bulk Acreage Tracts in East Texas: Land With Tremendous Opportunity and Potential at a Bargain Price!

East Texas Ridge is a sport-lover's paradise. With breathtaking 15 mile panoramic views, thickly settled timbers and meandering seasonal creeks, East Texas Ridge provides an ideal combination of unique and diverse topography. Escape the congestion and gridlock of the city and take refuge among the solitude of the woodlands. Good internal roads/trails make it easy to view, tour, and experience the property. Great soils and drainage.

Whether you're looking to enjoy a trophy hunt or simply unwind amid nature's bounty, this unspoiled sanctuary is teeming with wildlife from massive deer to turkey and more. Take advantage of the thick and abundant forestry with pine making up 80 percent of the area's woodlands. Timber production is a lucrative opportunity to pass down for generations to come. There are so many ways to enjoy your country acreage as these vast tracts provide you with an expansive outdoor experience.

Property Highlights:

- Timber Production, Trophy Hunting or 1031 Exchange Options
- Abundant Wildlife
- Spectacular 15 Mile Panoramic Views
- Gorgeous Thickly Settled Hardwoods and Pines
- Seasonal Meandering Creeks
- Surrounded by Premier Water Recreation on Many Lakes including Toledo Bend Reservoir and Lake Sam Rayburn
- Low Taxes through Ag-Valuation

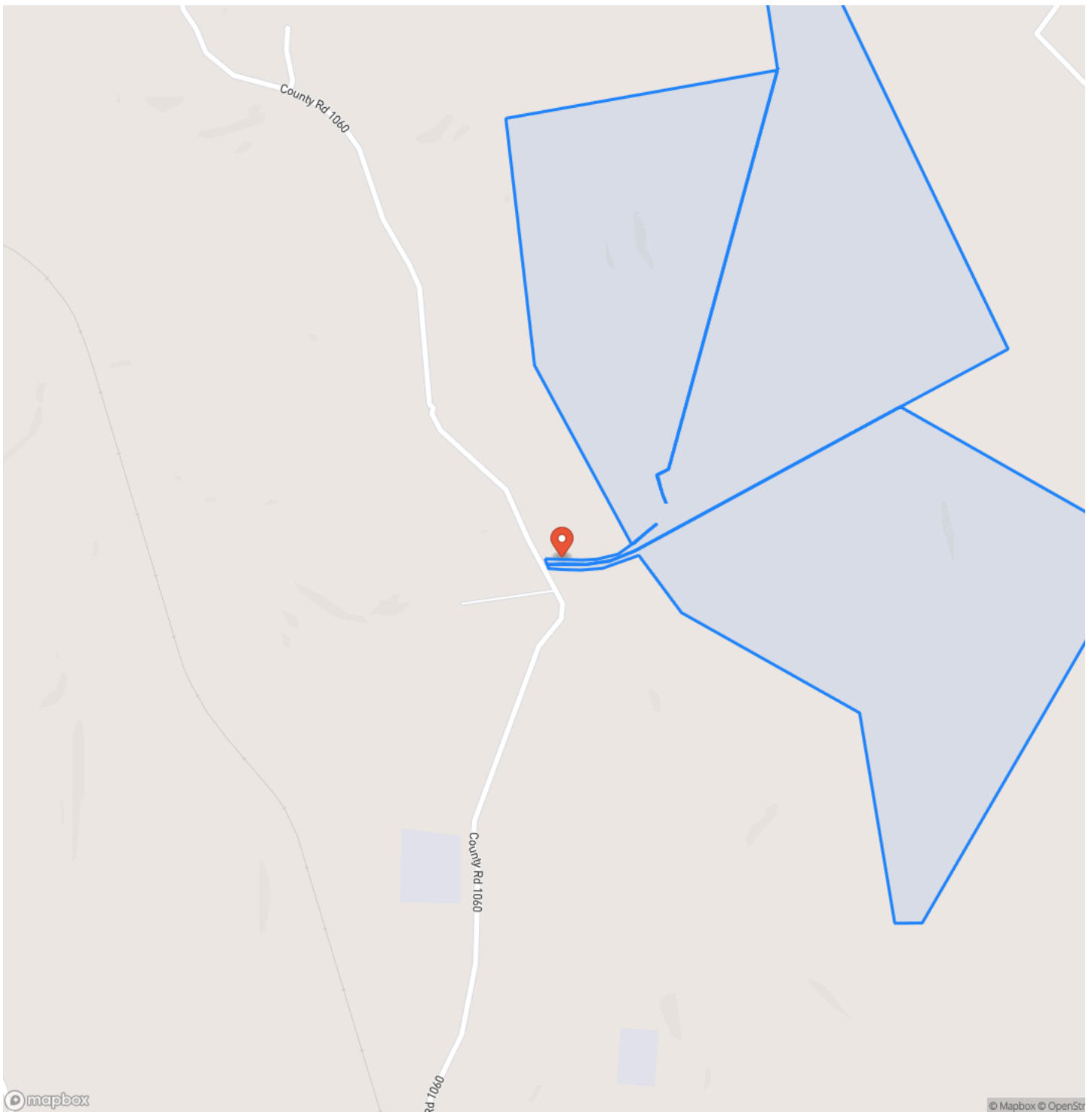
General description of some tract points. Each tract has its separate attractions and may not include all the above. Pictures are not necessarily tract specific.

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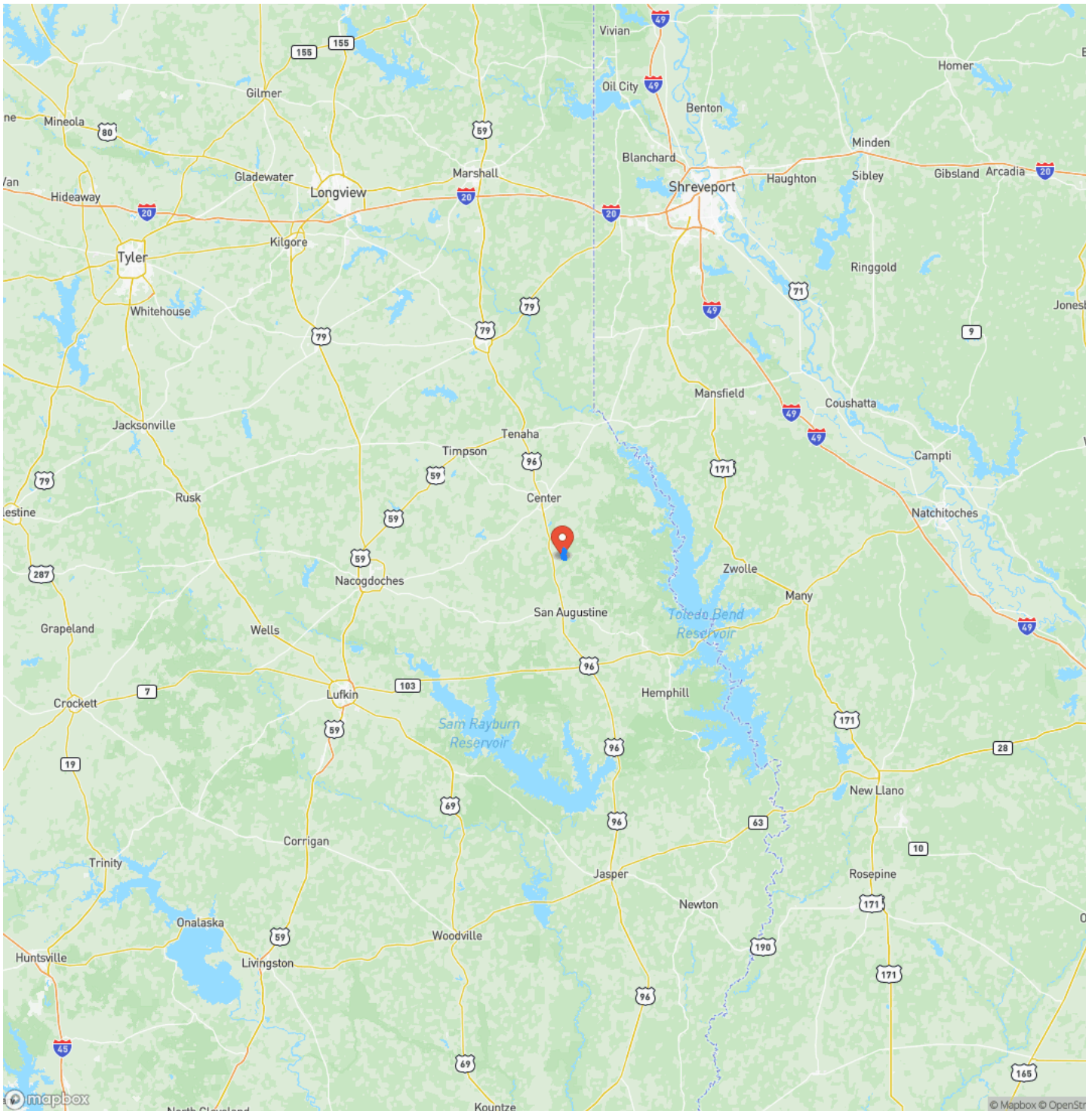


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Locator Map

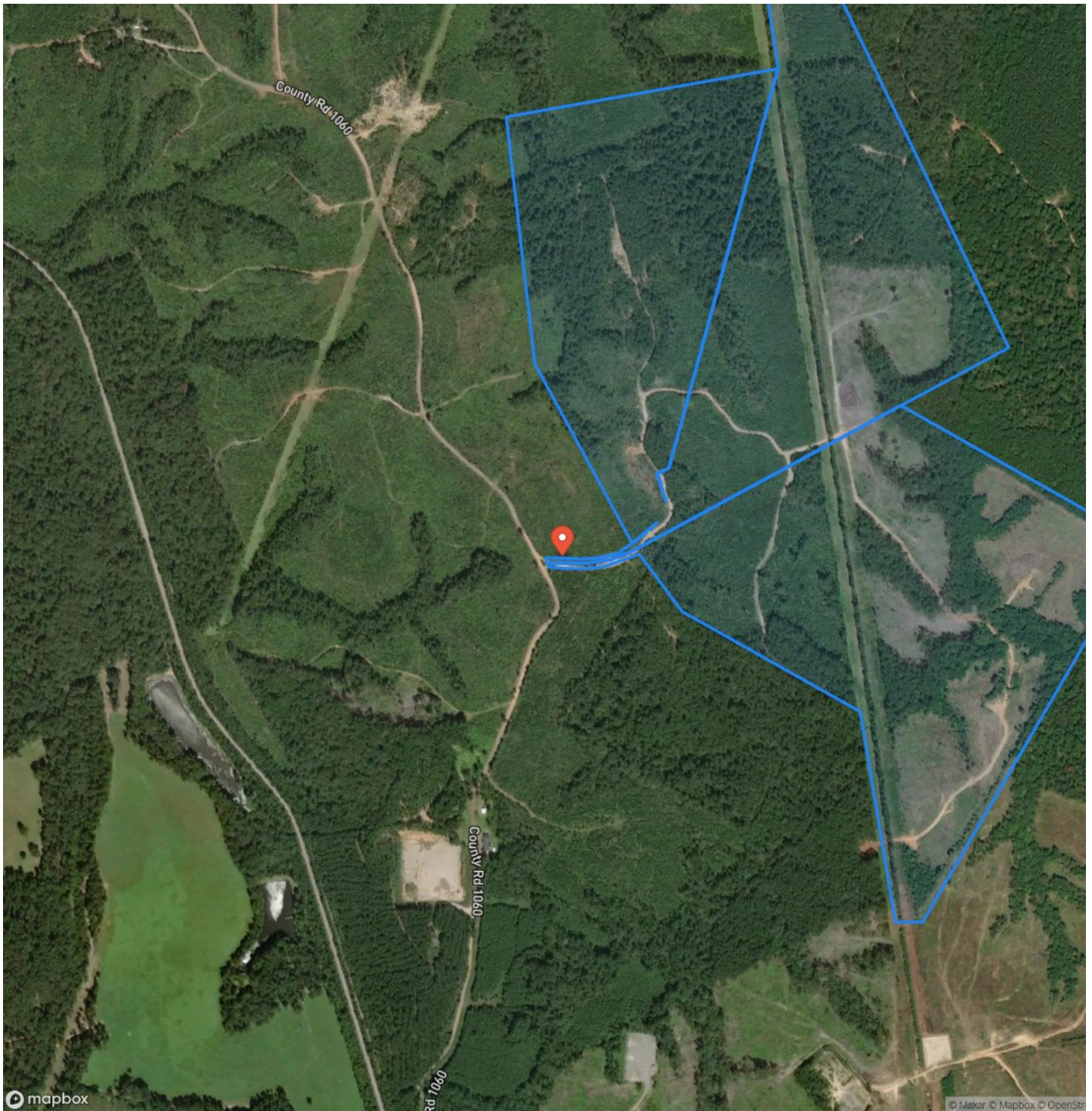


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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DISCLAIMERS

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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

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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