

12.08 Acres | T-4 | Trails at Benny Griffin
Benny Griffin Road
Dallardsville, TX 77351

\$138,966
12.080± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

12.08 Acres | T-4 | Trails at Benny Griffin
Dallardsville, TX / Polk County

SUMMARY

Address

Benny Griffin Road

City, State Zip

Dallardsville, TX 77351

County

Polk County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.648554 / -94.629573

Acreage

12.080

Price

\$138,966

Property Website

<https://homelandprop.com/property/12-08-acres-t-4-trails-at-benny-griffin-polk-texas/84101/>



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PROPERTY DESCRIPTION

Welcome to the Trails at Benny Griffin - a peaceful new offering of wooded, rural acreage tracts ranging from 10.5 to just over 12 acres in the heart of East Texas. Each tract features power already extended to the property, with trails thoughtfully cut and selective forestry mulching completed to showcase the natural beauty of the land. These properties offer a clean, quiet setting with no floodplain concerns and plenty of useable ground.

Located in a serene corner of Polk County, these tracts sit just minutes from the Alabama-Coushatta Indian Reservation and provide a rare opportunity to own well-prepared acreage in a desirable, rural setting. Whether you're looking to build a weekend retreat, family homestead, or recreational getaway, The Trails at Benny Griffin offers the space, privacy and natural charm to make it yours.

Come enjoy the peace, trees and possibilities - schedule your visit today.

Utilities: Electric available, Well needed

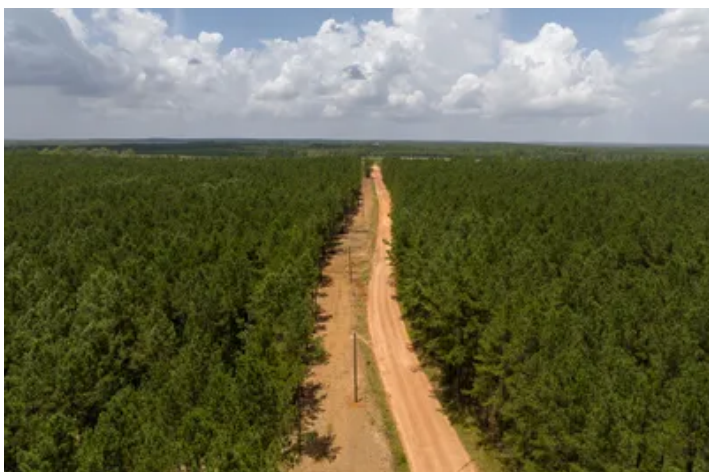
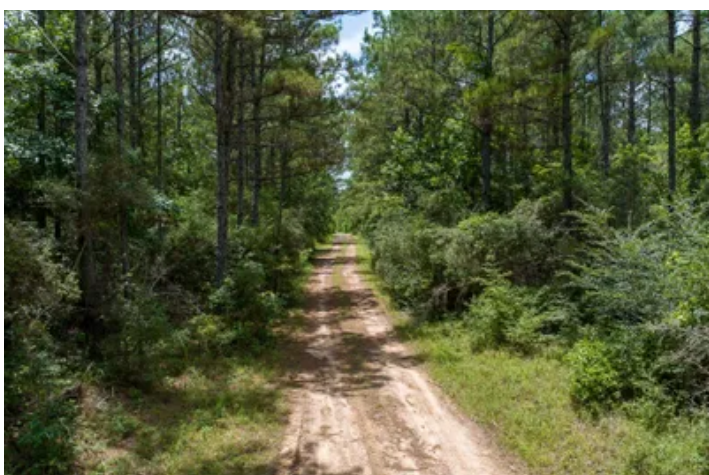
Utility Provider: Sam Houston Electric Cooperative



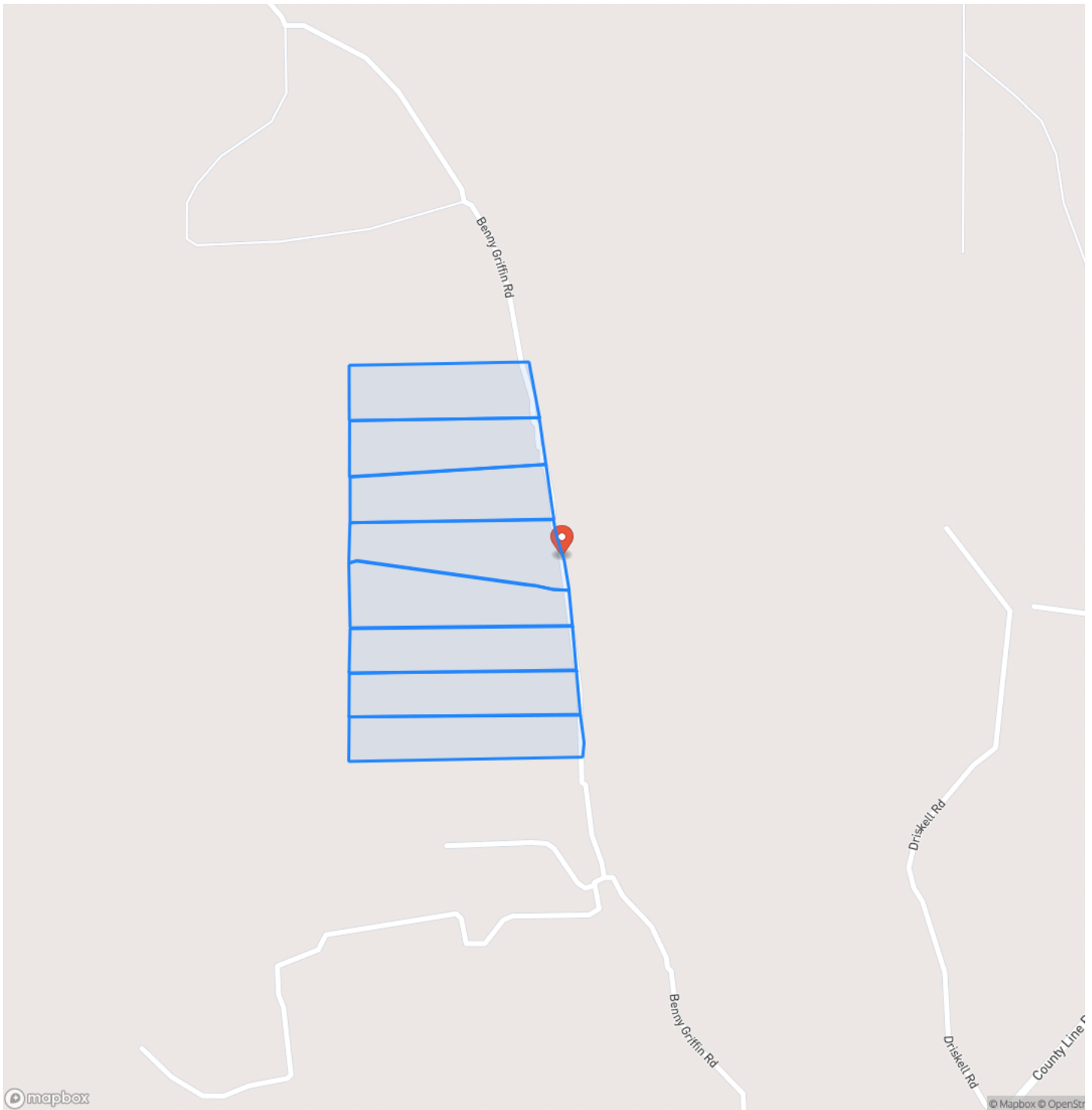
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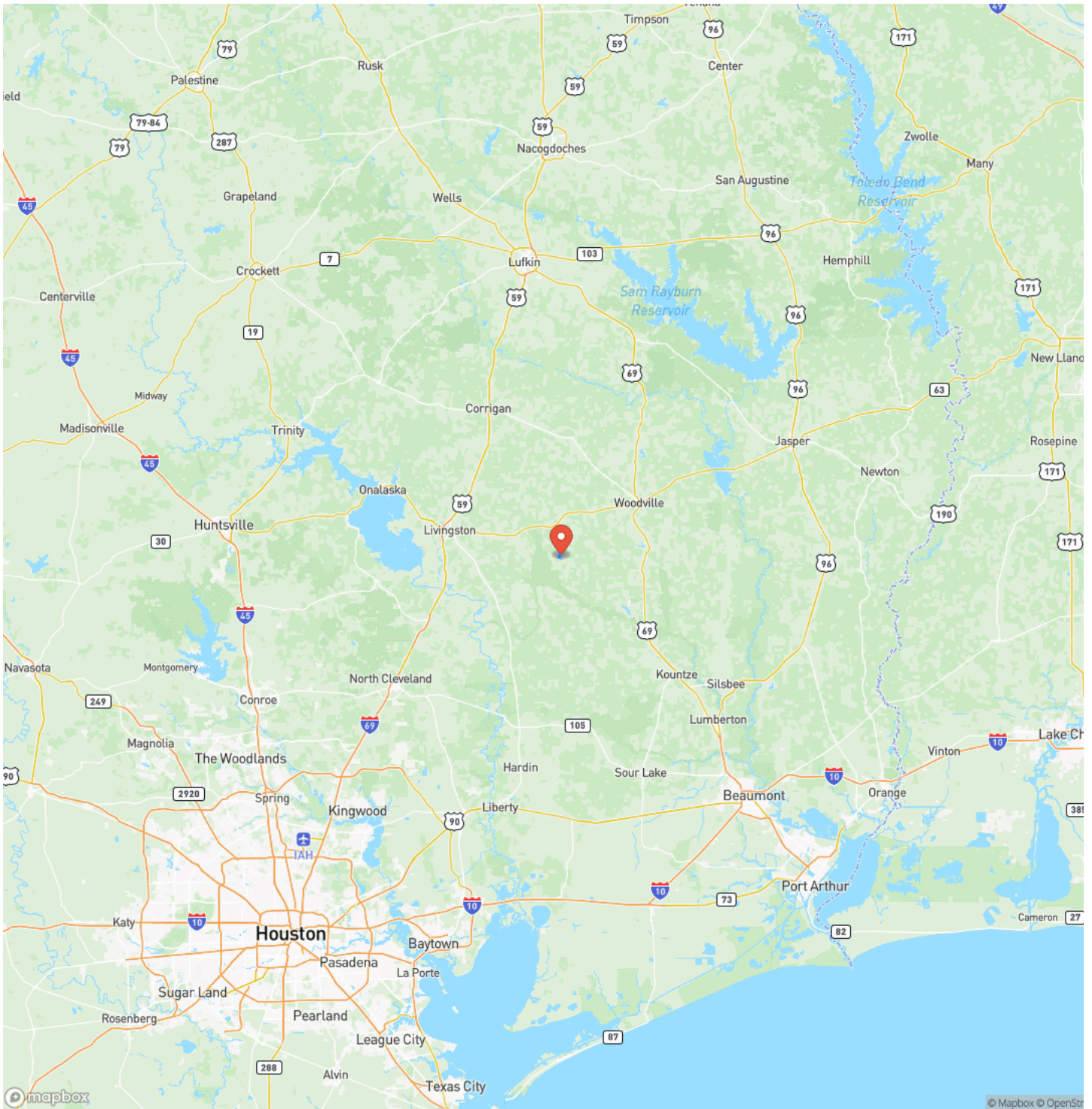
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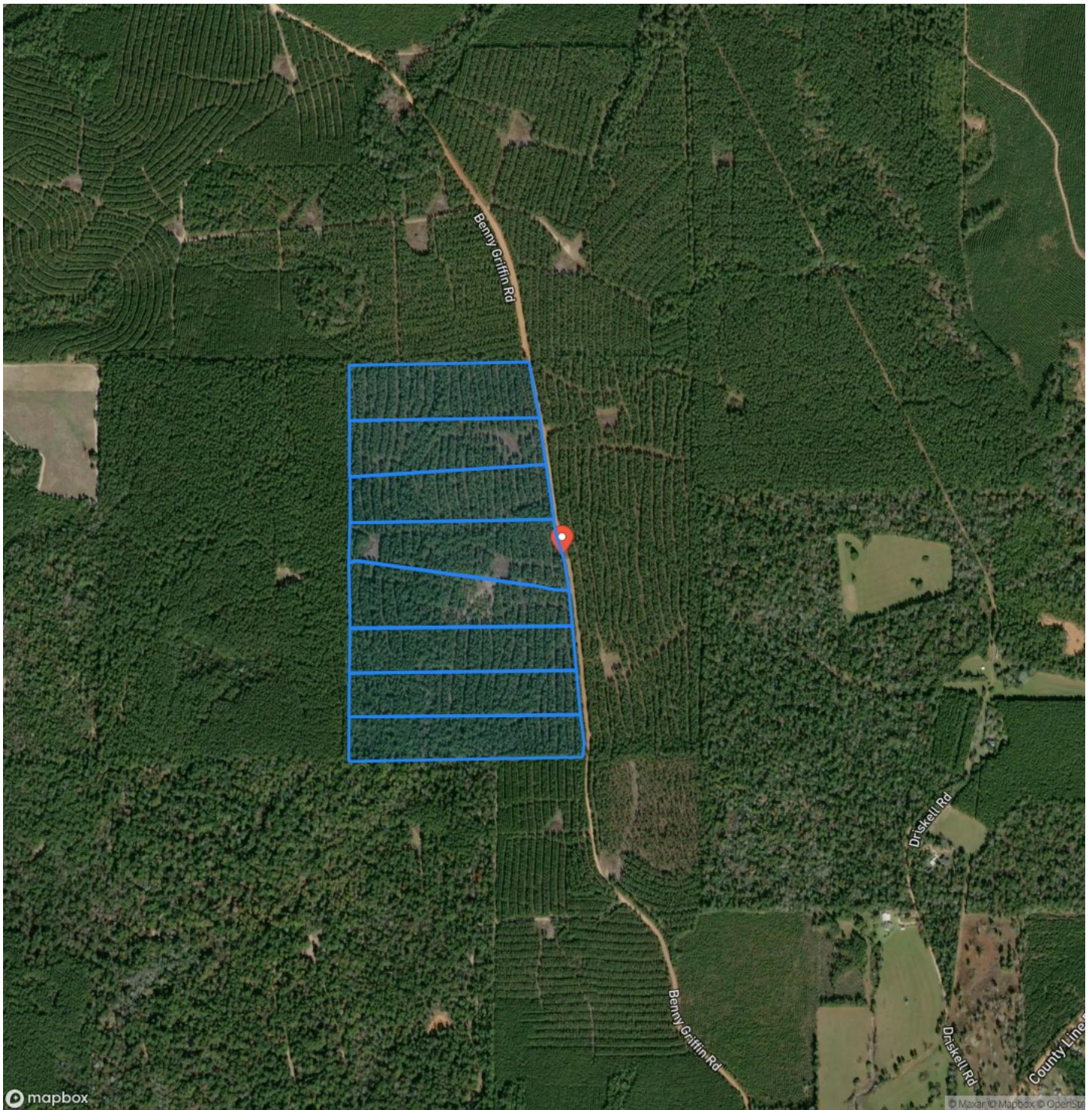
Locator Map



Locator Map



Satellite Map



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Dallardsville, TX / Polk County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

Mobile

(936) 661-9442

Office

(936) 295-2500

Email

walker@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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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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www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
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