

62 Acres | Highway 21
Highway 21
San Augustine, TX 75927

\$216,690
62± Acres
Sabine County



MORE INFO ONLINE:
www.homelandprop.com

62 Acres | Highway 21
San Augustine, TX / Sabine County

SUMMARY

Address

Highway 21

City, State Zip

San Augustine, TX 75927

County

Sabine County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.483311 / -93.972569

Taxes (Annually)

248

Acreage

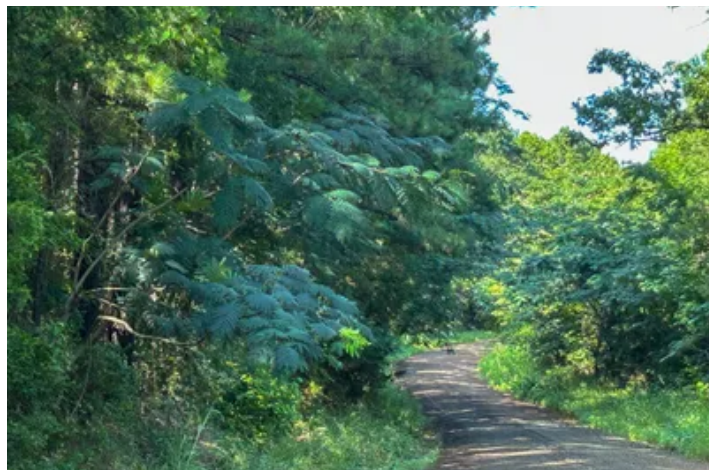
62

Price

\$216,690

Property Website

<https://homelandprop.com/property/62-acres-highway-21-sabine-texas/83748/>



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PROPERTY DESCRIPTION

Woods, Water, and Wildlife. Located on the historic El Camino Real (State Highway 21) about half way between San Augustine and Lake Toledo Bend, this 62 acres is a great Deep East Texas find. Establish a home or cabin site with good access to the highway and plenty of county road frontage. Enjoy the remaining property as your private hunting/recreation area while you watch the timber grow. Easy drive into the unique, early Texas town of San Augustine or in the other direction to drop your boat into beautiful Toledo Bend.

Utilities: Electric available, Water available (Subject to confirmation of capacity)

Utility Providers: Deep East Texas Electric Company, G M WSC



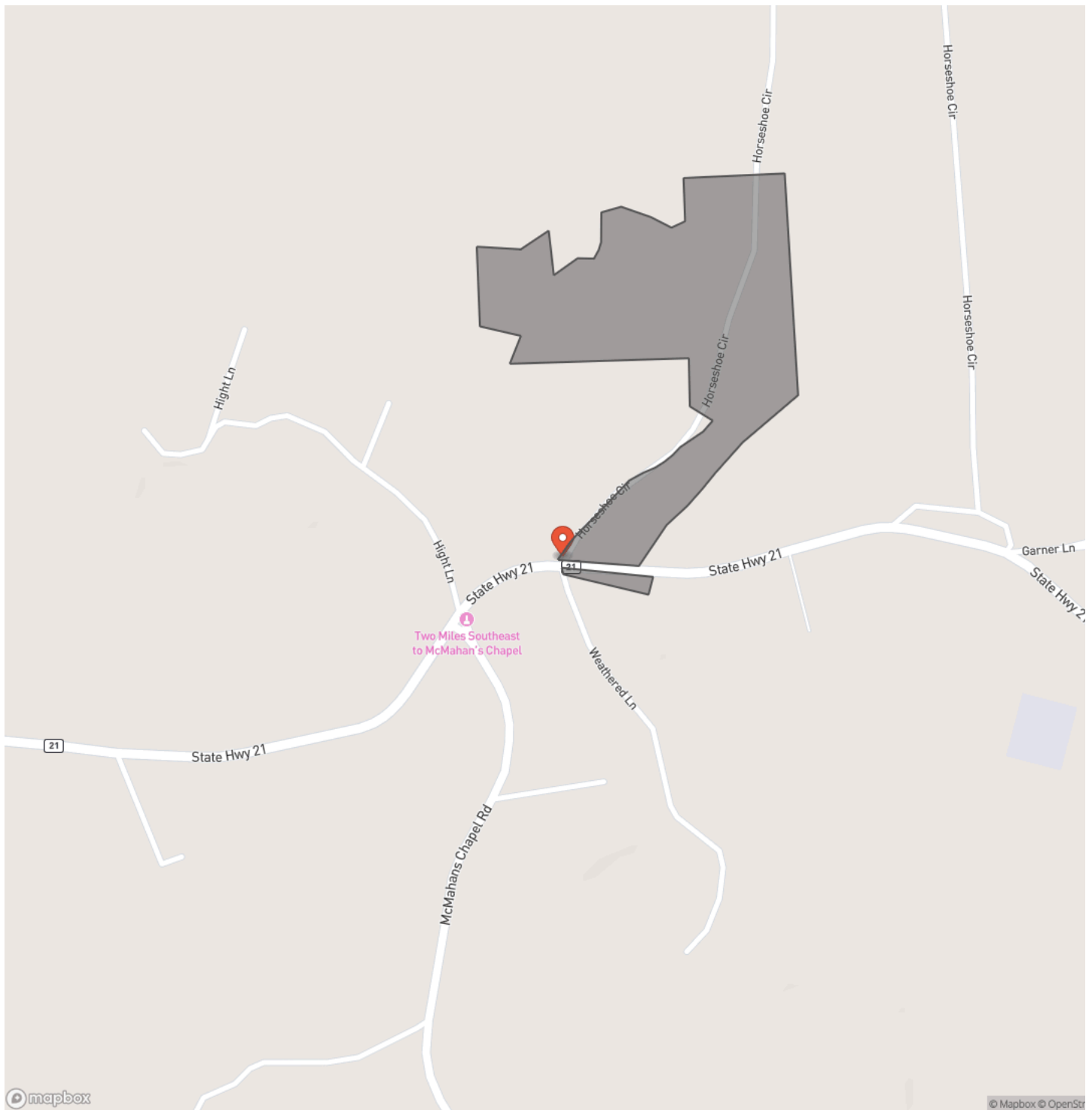
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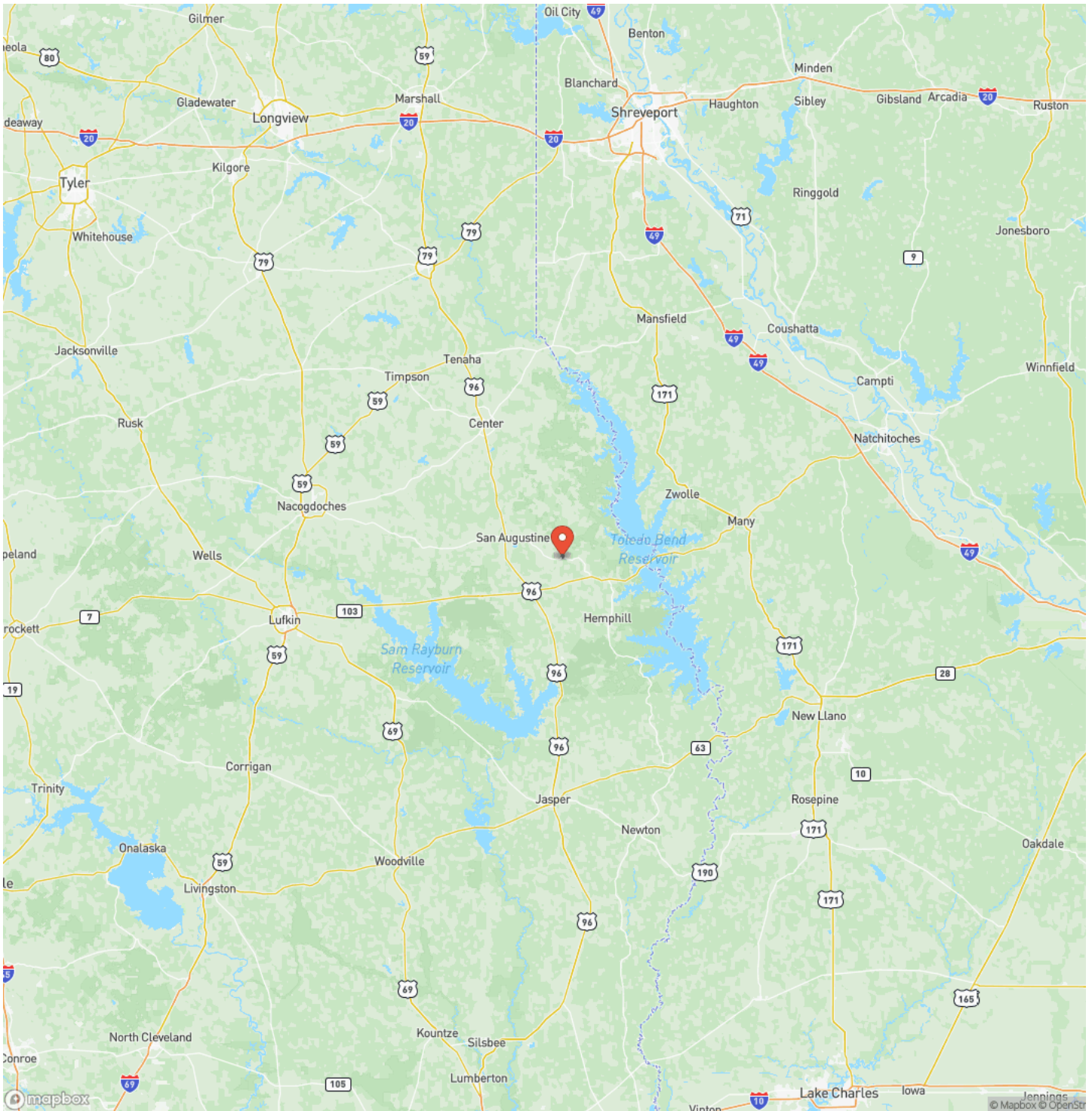
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Locator Map



Locator Map



Satellite Map



62 Acres | Highway 21
San Augustine, TX / Sabine 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



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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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