

23 Acres | T-2 | FM 1746
FM 1746
Town Bluff, TX 77660

\$140,300
23± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

23 Acres | T-2 | FM 1746
Town Bluff, TX / Tyler County

SUMMARY

Address

FM 1746

City, State Zip

Town Bluff, TX 77660

County

Tyler County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

30.7928798328 / -94.1858720687

Acreage

23

Price

\$140,300

Property Website

<https://homelandprop.com/property/23-acres-t-2-fm-1746-tyler-texas/73126/>



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PROPERTY DESCRIPTION

First time open market offering with historical forestry ownership! Varying aged pine with mixed hardwoods and various SMZ's (streamside management zones) for diversity. Electricity and water readily available along paved FM 1746 frontage. Easy conversion to pasture with electricity readily available at the road. Investment, recreation, or homesite! Located just west of the famous Neches River overlook below B.A. Steinhagen Dam B. Close enough for varying water recreation activities. This tract shares access with Tract 3 (49322).

**Photos are not tract specific*

Utilities: Electricity available, water available

Utility Provider: Sam Houston Electric Cooperative, Tyler County SUD

School District: Woodville ISD



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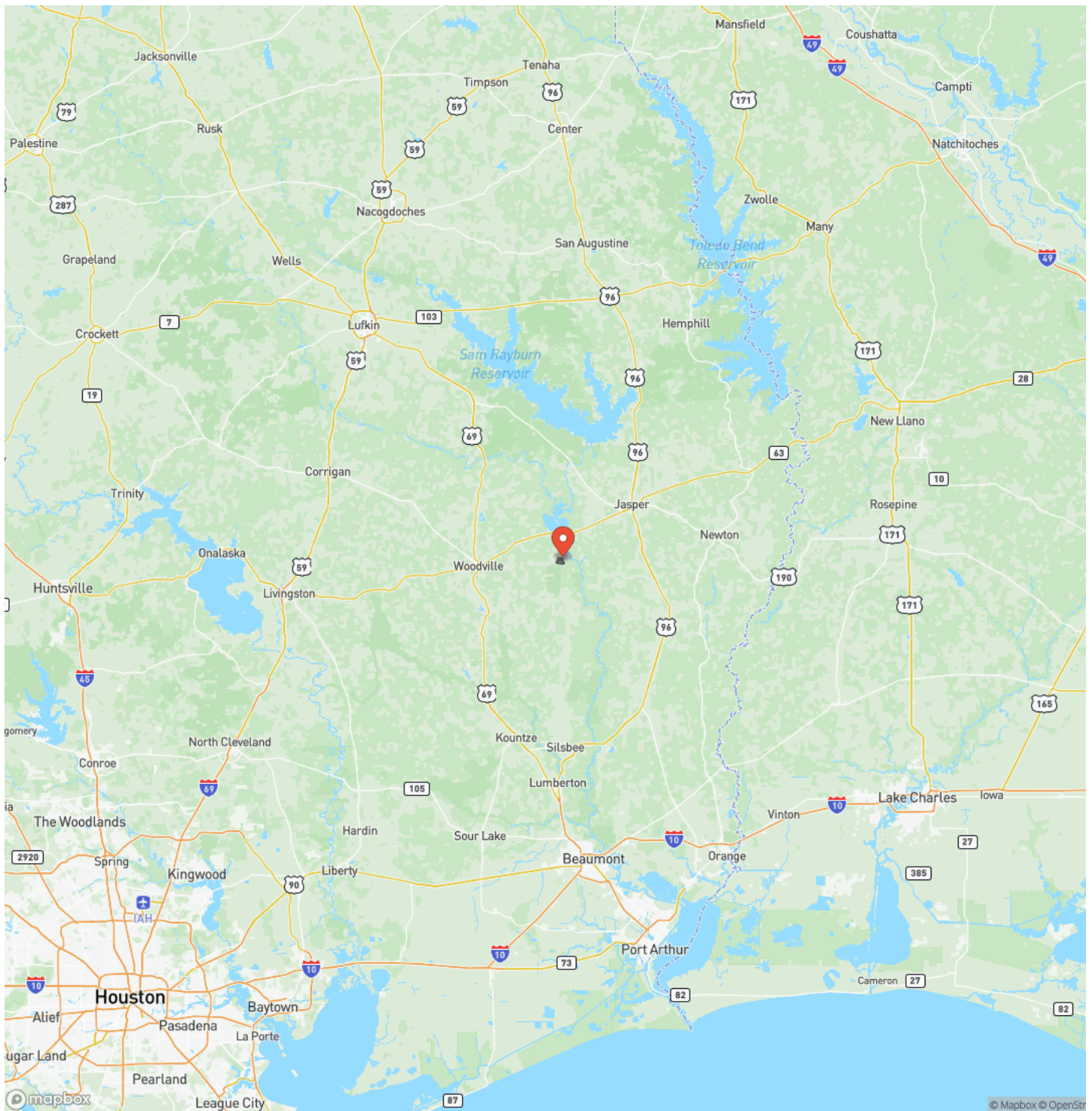
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Locator Map



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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

Huntsville, TX 77340

NOTES



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www.homelandprop.com

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.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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