

5 Acres | CR 3121 | T-4
CR 3121
Long Branch, TX 75669

\$56,478
5.510± Acres
Panola County



MORE INFO ONLINE:
www.homelandprop.com

5 Acres | CR 3121 | T-4
Long Branch, TX / Panola County

SUMMARY

Address

CR 3121

City, State Zip

Long Branch, TX 75669

County

Panola County

Type

Ranches, Lot, Recreational Land

Latitude / Longitude

32.0667267854 / -94.6005696042

Acreage

5.510

Price

\$56,478

Property Website

<https://homelandprop.com/property/5-acres-cr-3121-t-4-panola-texas/73918/>



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PROPERTY DESCRIPTION

This is your chance to own a private piece of East Texas. This unique opportunity offers 3-10 acre tracts wooded in young pine plantation. Nestled in the serene countryside, this property provides a peaceful retreat away from the city while still being conveniently close to Carthage, Mt. Enterprise, and Henderson, TX. These tracts are ideally set up with an electricity easement already in place, cleared boundary lines, and an opening at the front of each division. Electricity has been installed on Tracts 1 and 2. Divisions are restricted to maintain the integrity of this small acreage community and ensure peaceful, recreational living.

Seller Financing Terms: 20% Down, 11% Interest, 8 Year Term

Utilities: Electricity available by extension, Well likely required, water company to confirm availability

Utility Providers: Rusk County Electric Cooperative, Minden-Brachfield Water Supply

School District: Carthage ISD



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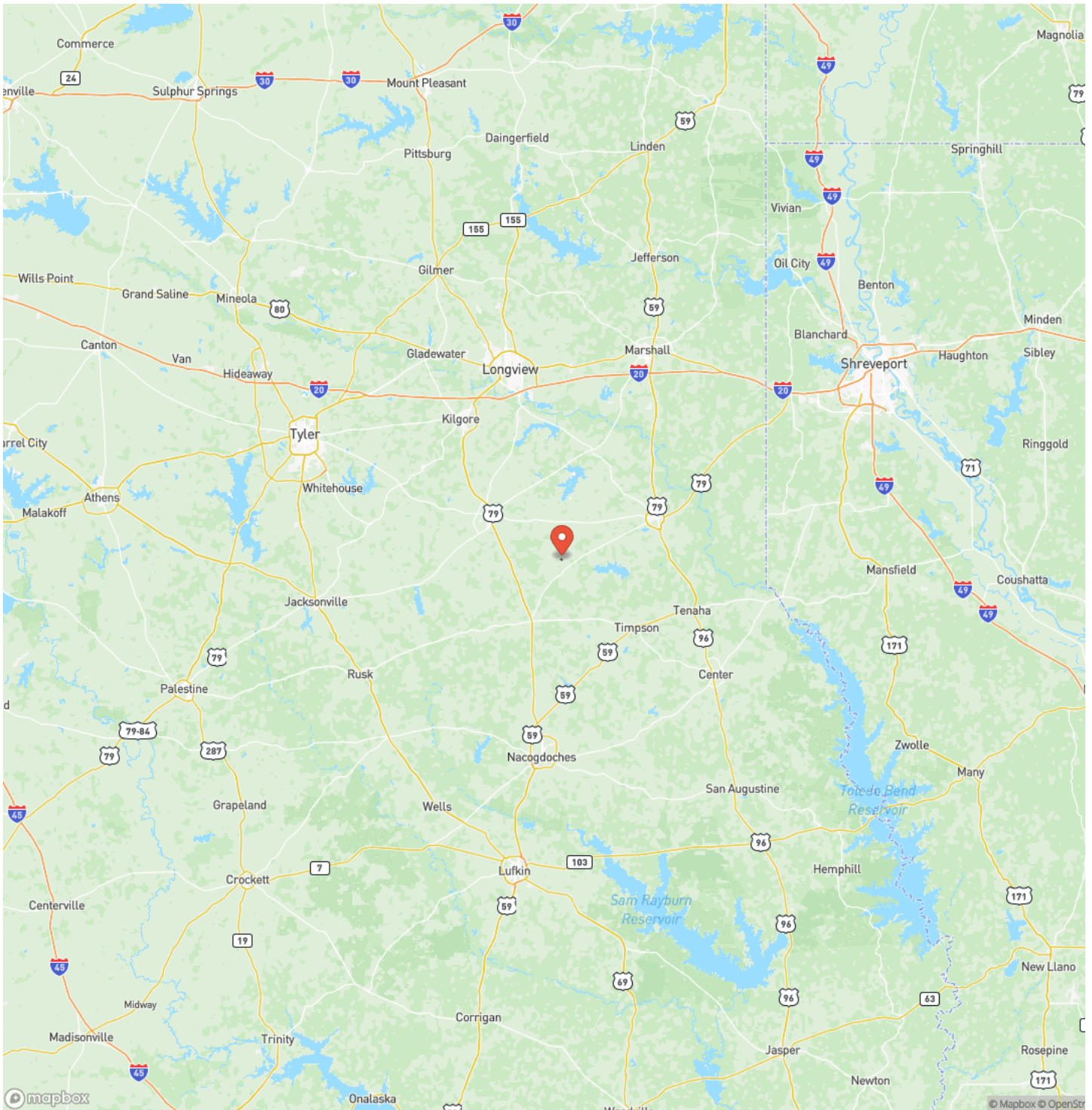


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Locator Map



Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Sydney Frames Benson

Mobile

(713) 714-0756

Email

sydney@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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