

20 Acres | Menard Chapel Road
Menard Chapel Road
Livingston, TX 77351

\$260,295
20.100± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

20 Acres | Menard Chapel Road
Livingston, TX / Polk County

SUMMARY

Address

Menard Chapel Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

30.590893 / -94.743447

Taxes (Annually)

78

Acreage

20.100

Price

\$260,295

Property Website

<https://homelandprop.com/property/20-acres-menard-chapel-road-polk-texas/87282/>



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PROPERTY DESCRIPTION

Your Rural Escape Awaits!

Discover this beautiful 20-acre country property with gated access and county road frontage, located just minutes from Lake Livingston and within easy reach of Houston, TX. Perfect for those who value privacy and outdoor recreation, this land offers a peaceful setting to build your forever home or establish a legacy retreat.

Enjoy level topography shaded by established pine timber; ideal for hunting, nature watching, relaxing, and exploring.

Additional features include established trails, a wooded area rich with wildlife, and electricity/telephone available along Menard Chapel Road.

The property also benefits from a timber exemption and is conveniently located near the amenities of Livingston, TX.

Don't miss this opportunity to secure your rural escape!

Schedule your appointment today.

Utilities: Electric available

Utility Providers: Sam Houston Electric Cooperative



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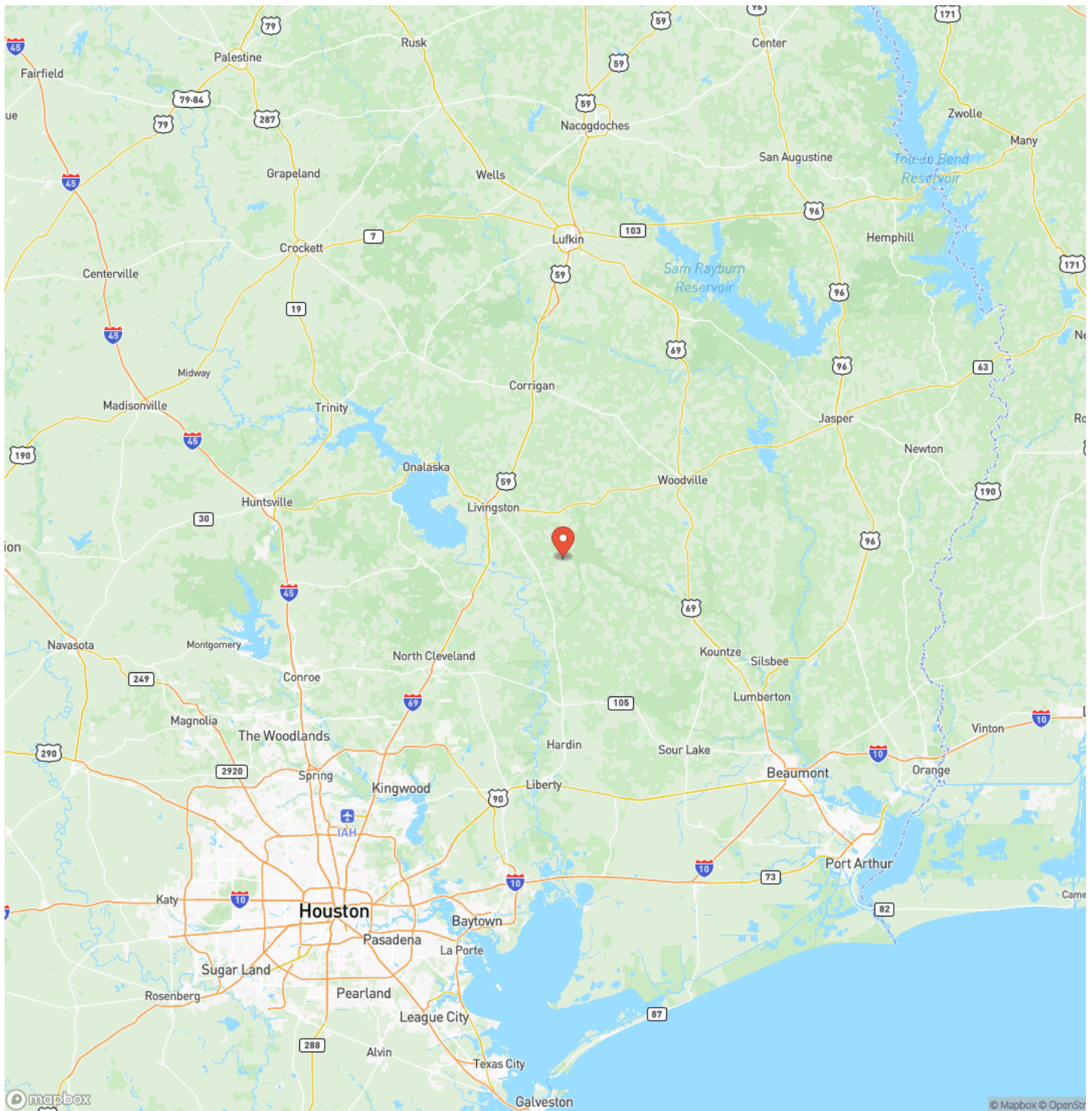


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Locator Map

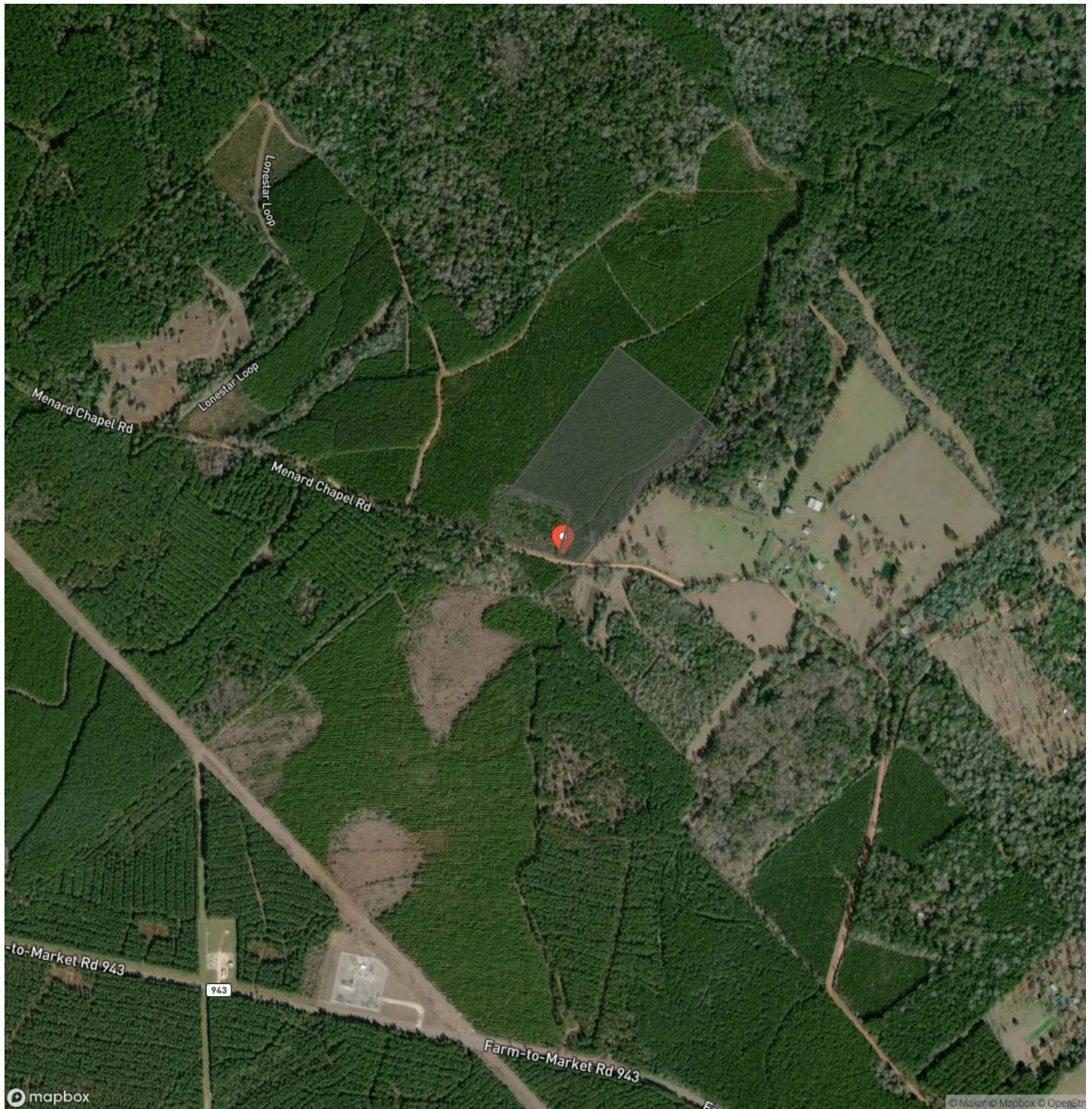


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

Office

(936) 295-2500

Email

JCHearn@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.



DISCLAIMERS

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