

25 Acres | 8579 FM 3178  
8579 FM 3178  
Centerville, TX 75833

**\$389,500**  
25± Acres  
Leon County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



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**Centerville, TX / Leon County**

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### **SUMMARY**

**Address**

8579 FM 3178

**City, State Zip**

Centerville, TX 75833

**County**

Leon County

**Type**

Ranches, Residential Property

**Latitude / Longitude**

31.376667 / -95.820196

**Taxes (Annually)**

\$42

**Dwelling Square Feet**

1,245

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

25

**Price**

\$389,500

**Property Website**

<https://homelandprop.com/property/25-acres-8579-fm-3178/leon/texas/90390/>



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### **PROPERTY DESCRIPTION**

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Beautiful 25 +/- acre tract of land located in the picturesque Northcreek Community east of Centerville. Paved road frontage along a low traffic and peaceful FM 3178. Manicured pastures with scattered tree cover greets you as you enter the driveway to a quaint and comfortable 2 bedroom/ 2 bath farm house equipped with a Generac generator for any power outages that may occur. Perimeter fencing with fenced paddocks equipped with loafing sheds, small barn and a nice metal shop with concrete flooring to complete the improvements. Water well available in addition to community water. Cleared trails lead you to a hardwood creek bottom with breath taking mature hardwoods and scattered pine timber. Spring-fed creek meanders through the property along with cleared areas suited for food plots/deer stands. Wildlife abounds! Come and view - you'll be glad you did!

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**Utilities:** Electric available, Water available

**Utility Providers:** Houston County Electric Cooperative, Flo Community Water Co.



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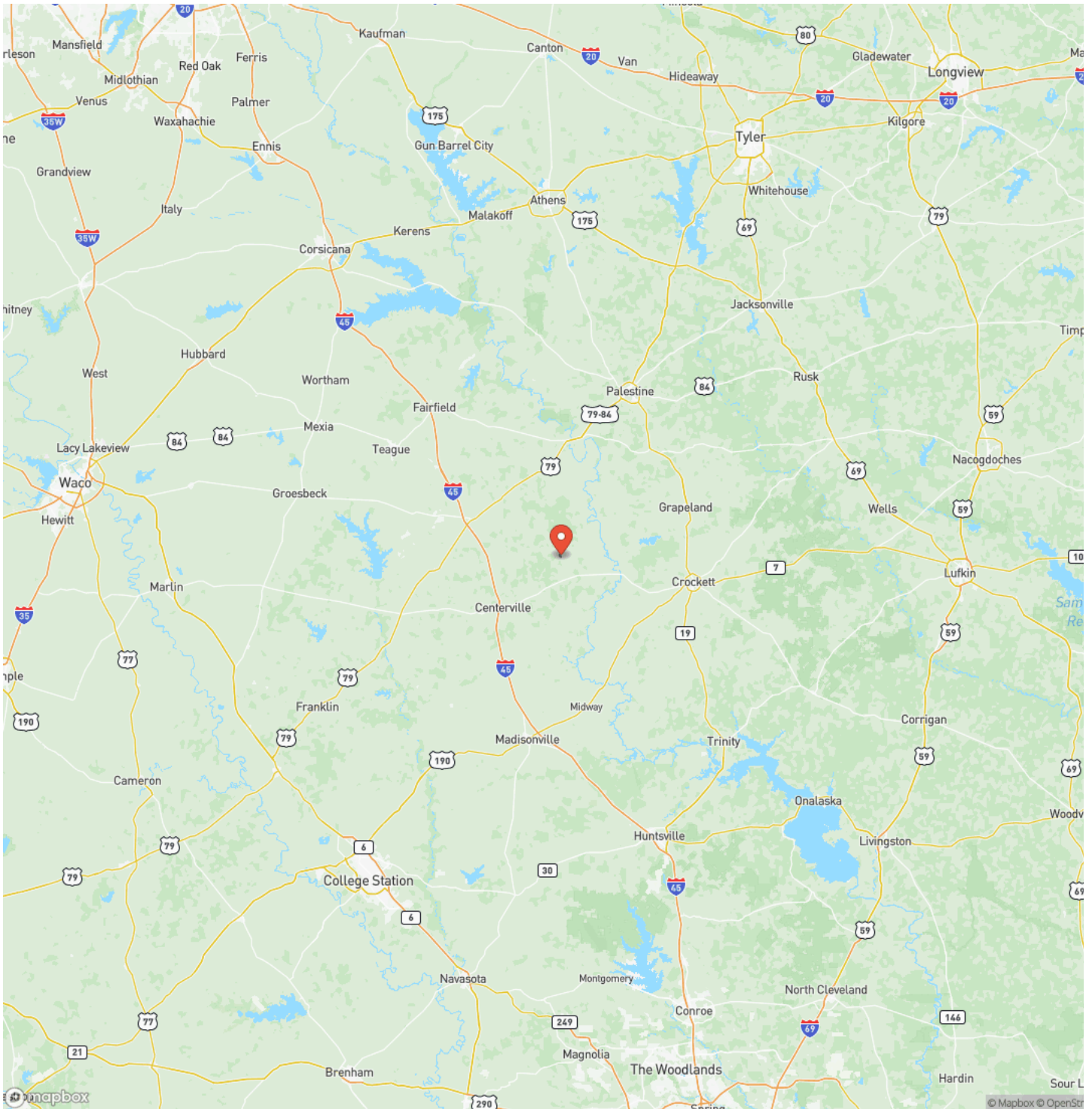
## Locator Map



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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Phil Letbetter

## Mobile

(936) 661-4729

## Office

(936) 295-2500

## Email

pletbetter@homelandprop.com

**Address**

1600 Normal Park

## 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.



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**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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