

7 Acres | T-2 | County Road 4470 | 287038
CR 4470
Ivanhoe, TX 75979

\$57,750
7± Acres
Tyler County



7 Acres | T-2 | County Road 4470 | 287038
Ivanhoe, TX / Tyler County

SUMMARY

Address

CR 4470

City, State Zip

Ivanhoe, TX 75979

County

Tyler County

Type

Undeveloped Land

Latitude / Longitude

30.637287289 / -94.3991303336

Acreage

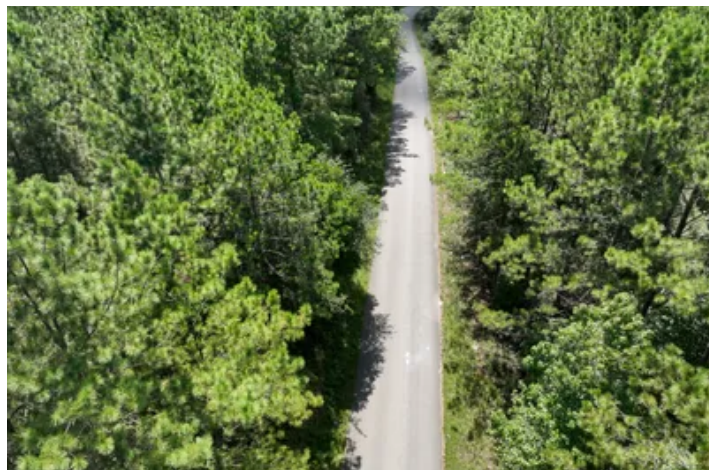
7

Price

\$57,750

Property Website

<https://homelandprop.com/property/7-acres-t-2-county-road-4470-287038-tyler-texas/74298/>



7 Acres | T-2 | County Road 4470 | 287038
Ivanhoe, TX / Tyler County

PROPERTY DESCRIPTION

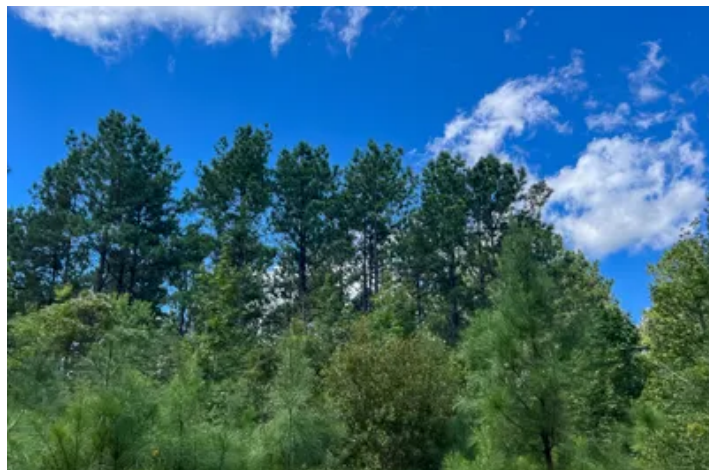
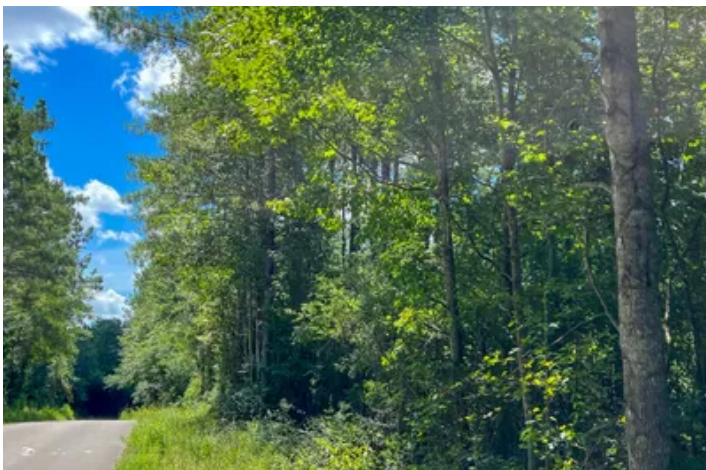
1st time open market offering. All wooded in pine and hardwoods. One-off, stand-alone, tract on low traffic paved county maintained road. Easy access, good frontage, and close to SH 69. Good drainage at the head of Black Creek for potential pond/lake sites. Tyler County - home of the Dogwoods !

This tract could be affected/impacted by the potential Highway 69 re-route/widening project.

Utilities: Electricity Available

School District: Warren ISD

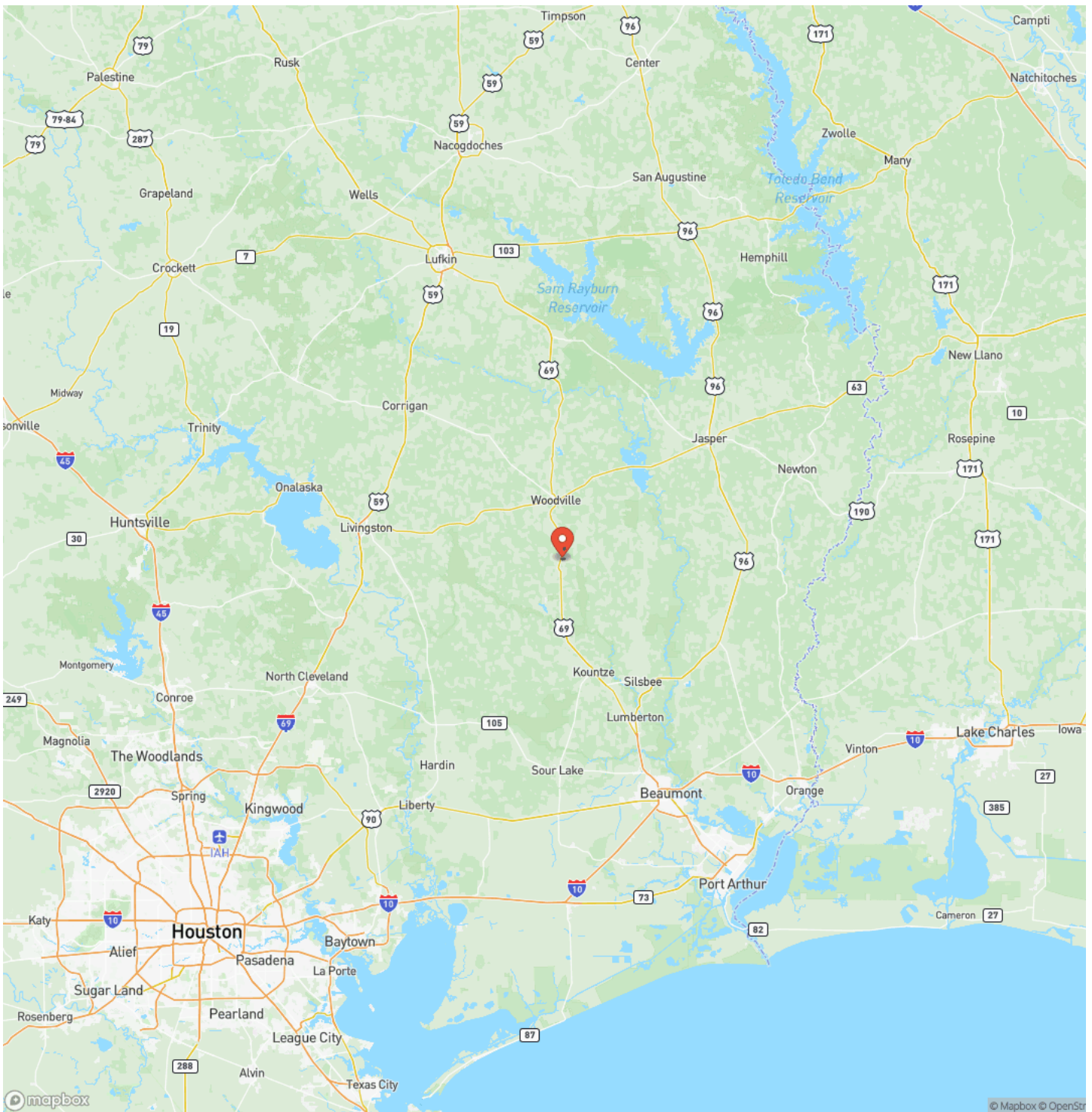




Locator Map



Locator Map



Satellite Map



7 Acres | T-2 | County Road 4470 | 287038
Ivanhoe, TX / Tyler 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

Huntsville, TX 77340

NOTES

[illegible]

[illegible]

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.



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

