

22 Acres | T-6 | FM 1746
FM 1746
Spurger, TX 77660

\$139,700
22± Acres
Tyler County



**22 Acres | T-6 | FM 1746
Spurger, TX / Tyler County**

SUMMARY

Address

FM 1746

City, State Zip

Spurger, TX 77660

County

Tyler County

Type

Undeveloped Land

Latitude / Longitude

30.7922162553 / -94.1956996826

Acreage

22

Price

\$139,700

Property Website

<https://homelandprop.com/property/22-acres-t-6-fm-1746-tyler-texas/73352/>



PROPERTY DESCRIPTION

First time open market offering with historical forestry ownership! 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 7 (73353).

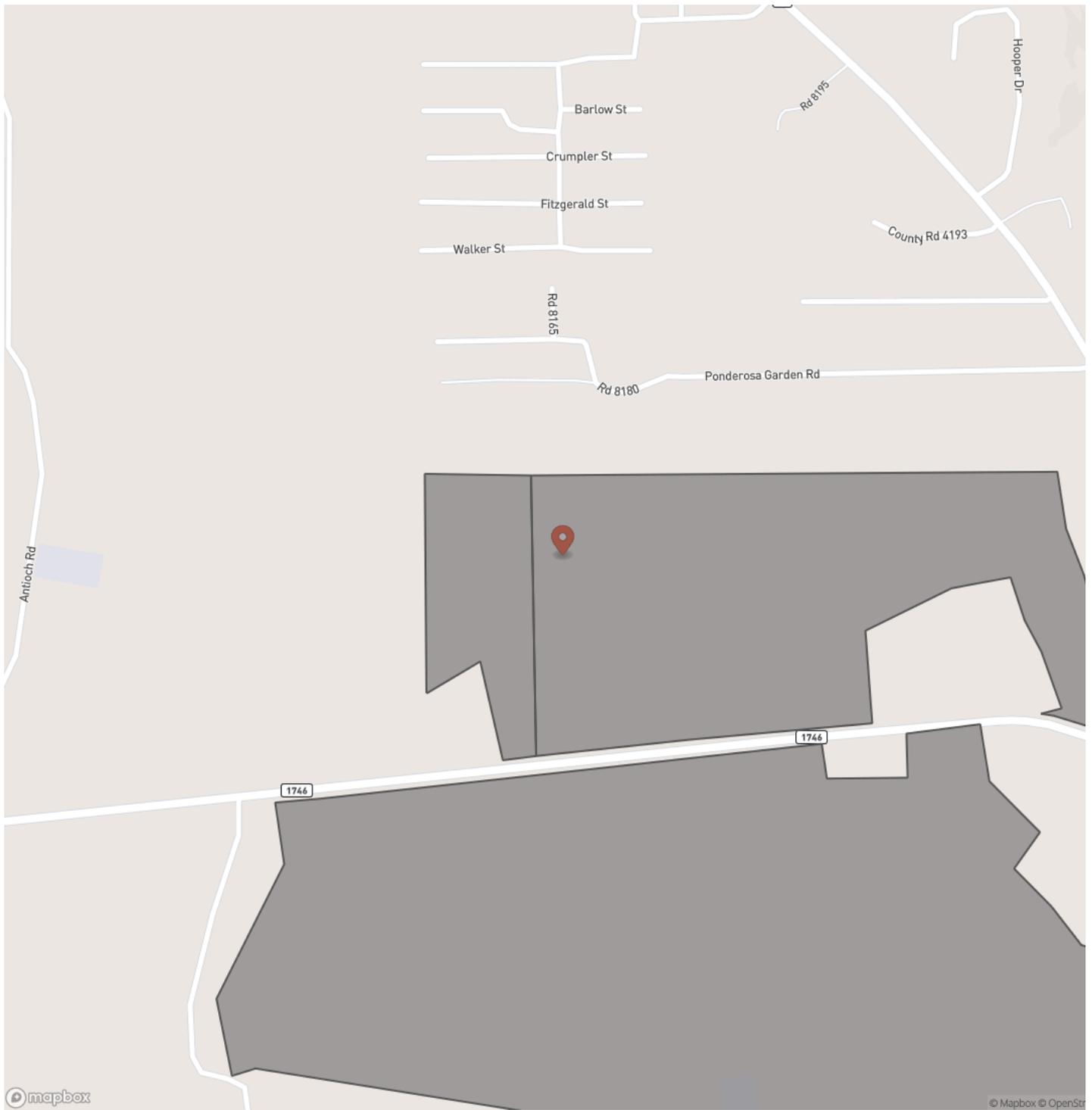
**Photos are not tract specific. For harvested areas, chemical site prepped in 2022, machine planted 519 trees/acre in Feb 2024. Herbicided in June 2024. Arborgen Loblolly pine.*

Utilities: Electricity available

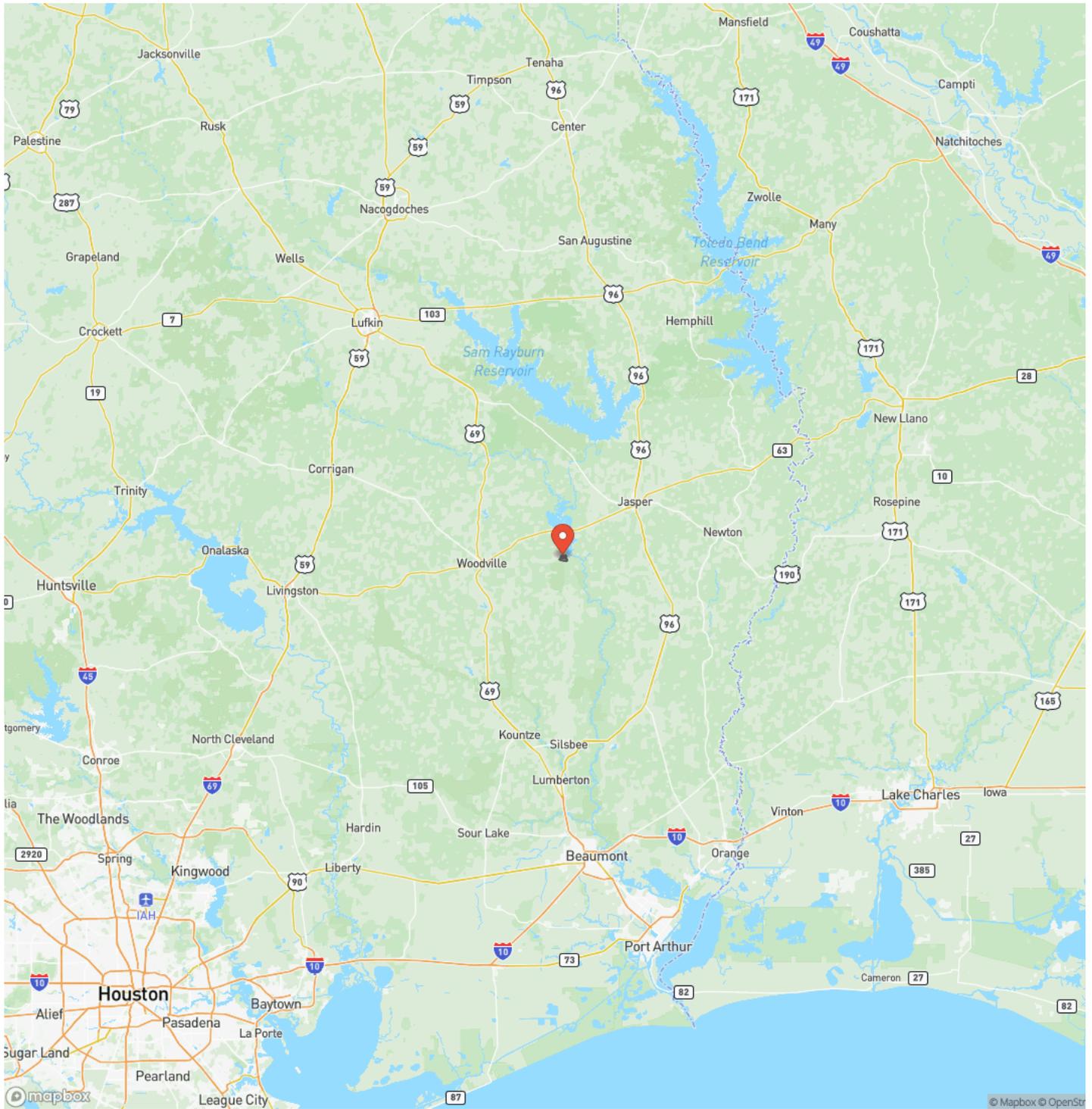
School District: Woodville ISD



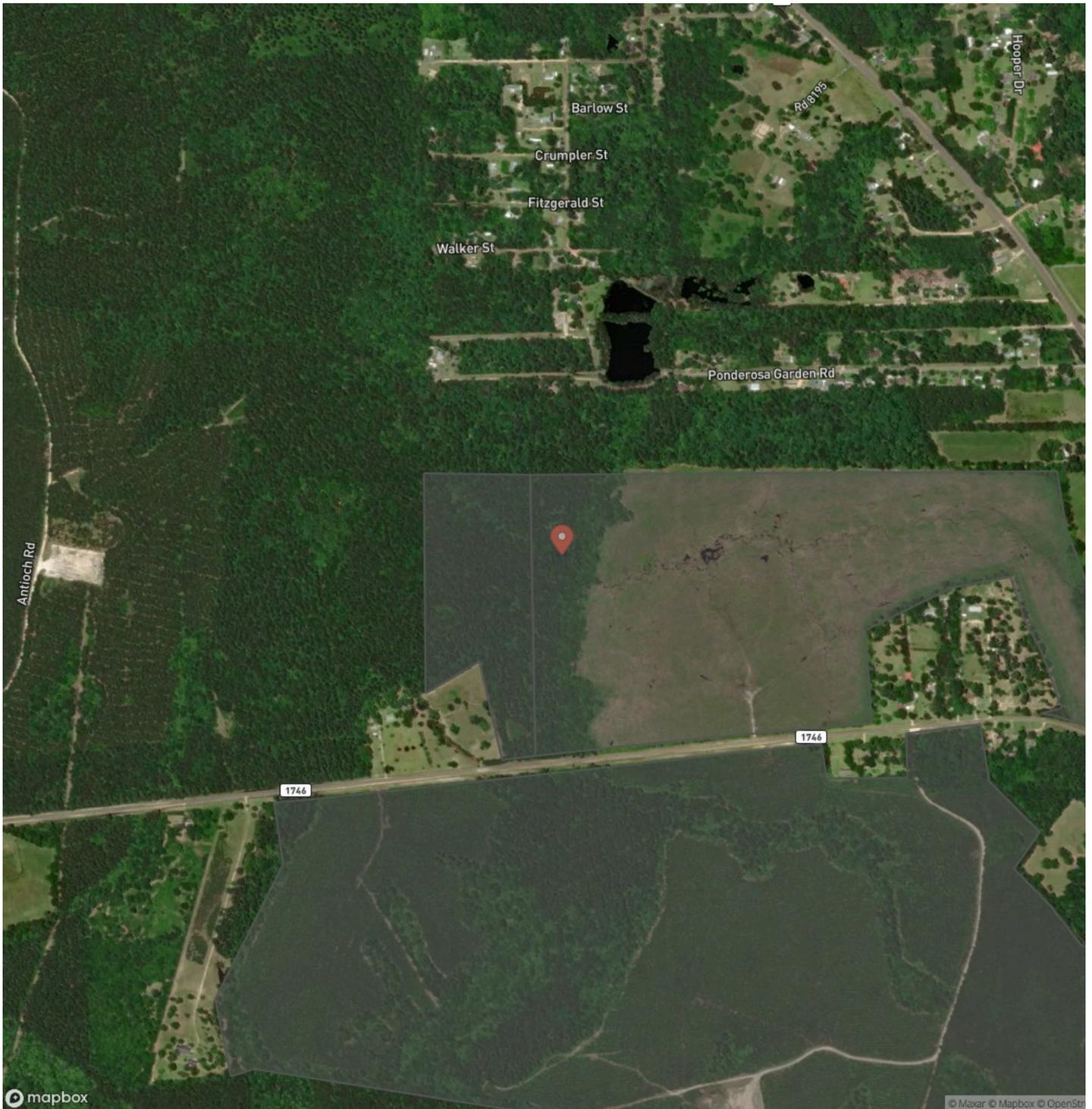
Locator Map



Locator Map



Satellite Map



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