

20 Acres | County Road 1224
County Road 1224
Elkhart, TX 75839

\$245,000
20± Acres
Anderson County



MORE INFO ONLINE:
www.homelandprop.com

20 Acres | County Road 1224
Elkhart, TX / Anderson County

SUMMARY

Address

County Road 1224

City, State Zip

Elkhart, TX 75839

County

Anderson County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

31.662393 / -95.420895

Taxes (Annually)

1085

Acreage

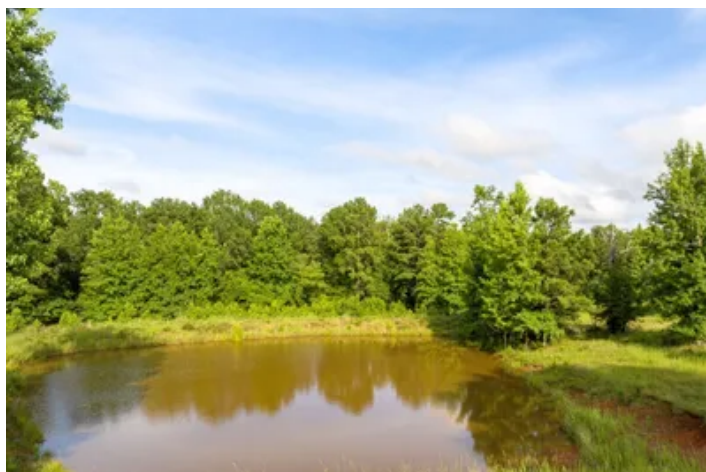
20

Price

\$245,000

Property Website

<https://homelandprop.com/property/20-acres-county-road-1224-anderson-texas/83651/>



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PROPERTY DESCRIPTION

This tract offers a combination of functionality and natural beauty, featuring manicured and improved pastures ideal for livestock or hay production. The 36 acres has dual frontage and features a large, scenic pond providing a reliable water source and an abundance of opportunities. The 20 acre tract features a small pond, a creek, and a nice balance of pasture land and tree coverage. With easy access and full perimeter fencing already in place, this turnkey property is perfectly suited for agricultural use, recreational enjoyment, or your future homestead!

Utilities: Electric available by extension, Water available (subject to confirmation)

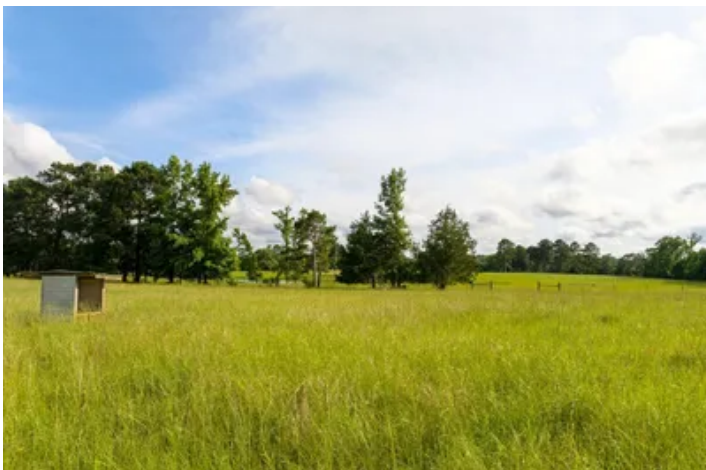
Utility Provider: Houston County Electric, Slocum WSC



MORE INFO ONLINE:

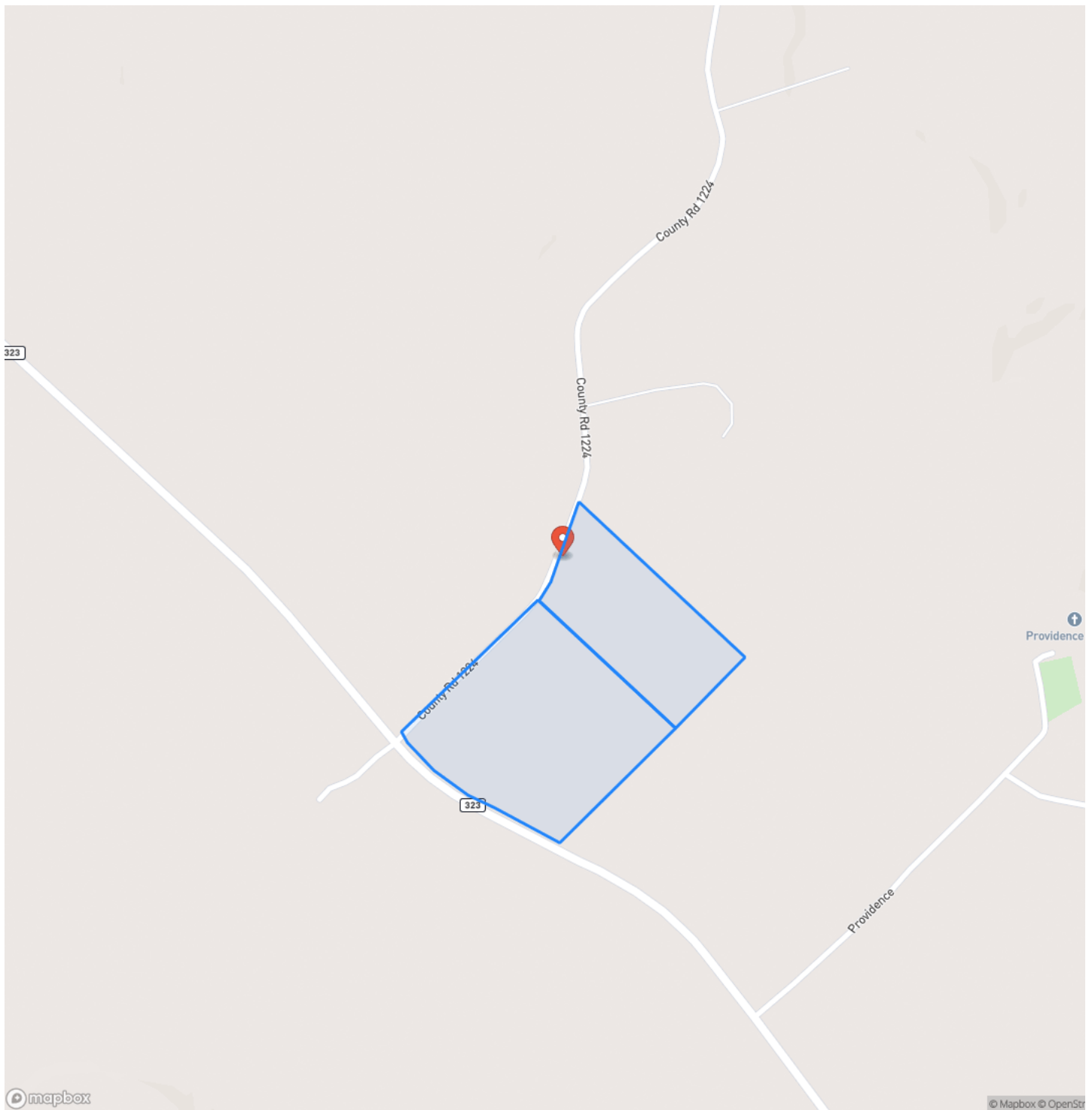
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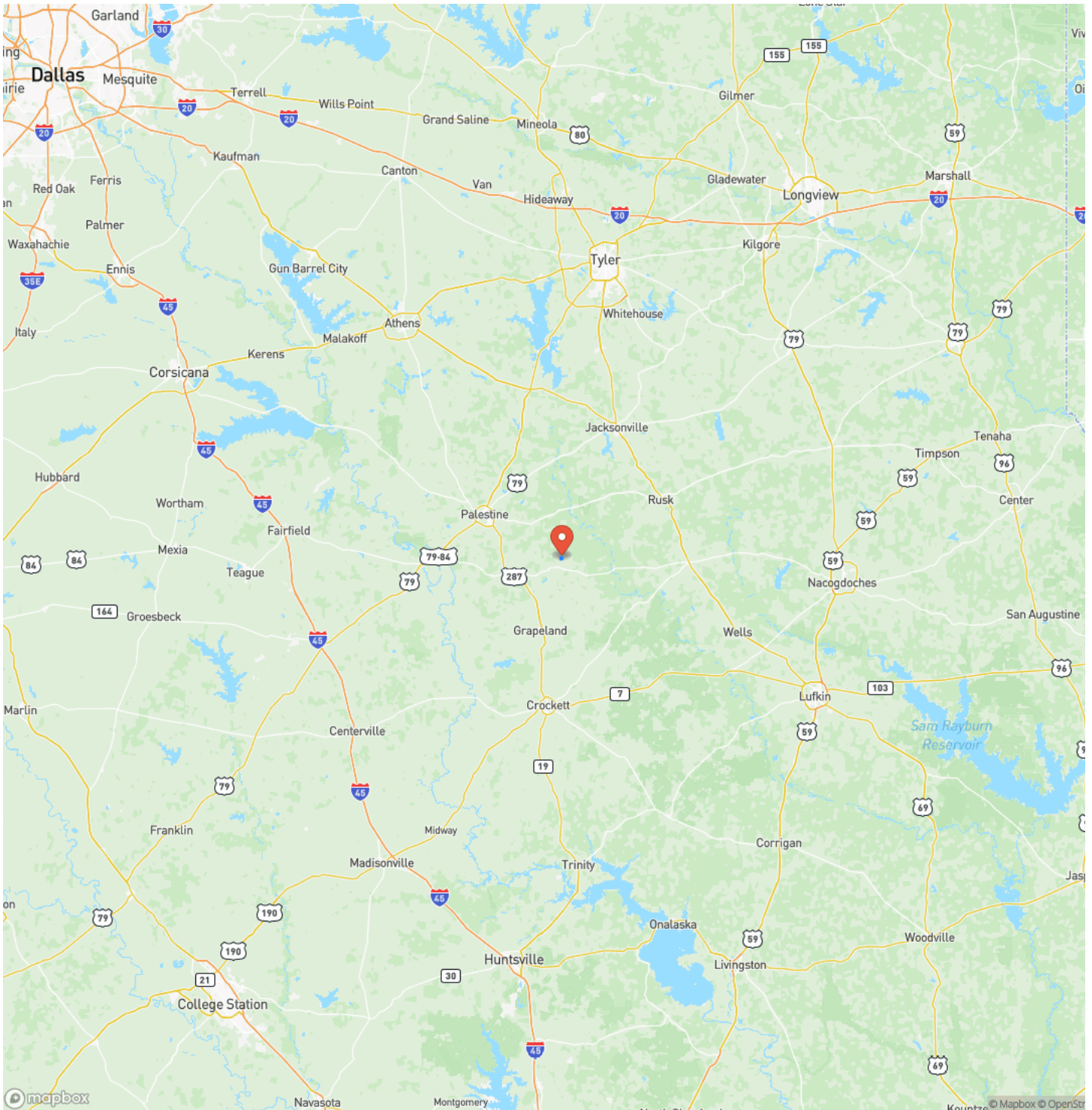
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Locator Map



Elkhart, TX / Anderson County

Locator Map



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20 Acres | County Road 1224
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Satellite Map



20 Acres | County Road 1224
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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

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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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

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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