

183 Acres | County Road 3450
County Road 3450
Lovelady, TX 75851

\$1,188,585
183± Acres
Houston County



MORE INFO ONLINE:
www.homelandprop.com

**183 Acres | County Road 3450
Lovelady, TX / Houston County**

SUMMARY

Address

County Road 3450

City, State Zip

Lovelady, TX 75851

County

Houston County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.121095 / -95.57966

Taxes (Annually)

625

Acreage

183

Price

\$1,188,585

Property Website

<https://homelandprop.com/property/183-acres-county-road-3450-houston-texas/78238/>



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PROPERTY DESCRIPTION

Rare, large acreage tract in the Lovelady/Pearson Chapel area with a diverse landscape. The property is wooded in loblolly pine, planted in 2015, and has been thoughtfully managed for future passive timber investment. Occasional thinnings can provide income while also managing the timber for future growth.

The land is then bisected by several streamside management zones which feature a variety of oak species - mostly water oak and post oak. These areas provide an open understory and attract wildlife to graze and search for nearby streams. The mature oaks offer a feature that is unique and hard to find in East Texas!

Minimal neighbors provide a quiet atmosphere for hunting or simply recreation. With select trails already cut through the property, this is ready to be transformed into your desire! Leave rural for hunting or improve with additional trails, add a cabin, etc! Tons of road frontage provides for lots of possibilities!

Option to purchase the North or South side of CR 3450 separately. Please inquire!

Utilities: Electricity Available by Extension

Utility Providers: Houston County Electric Cooperative



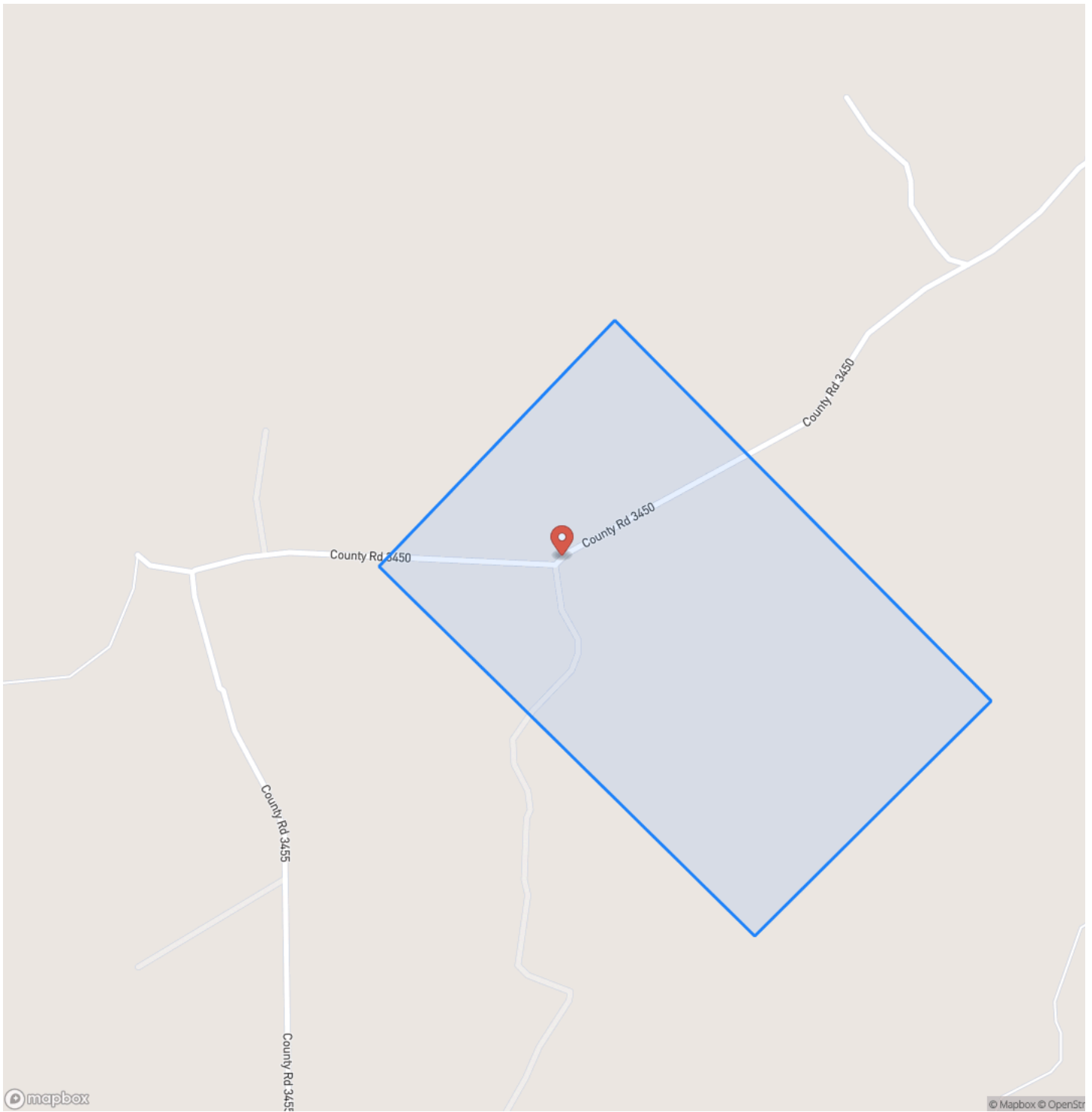
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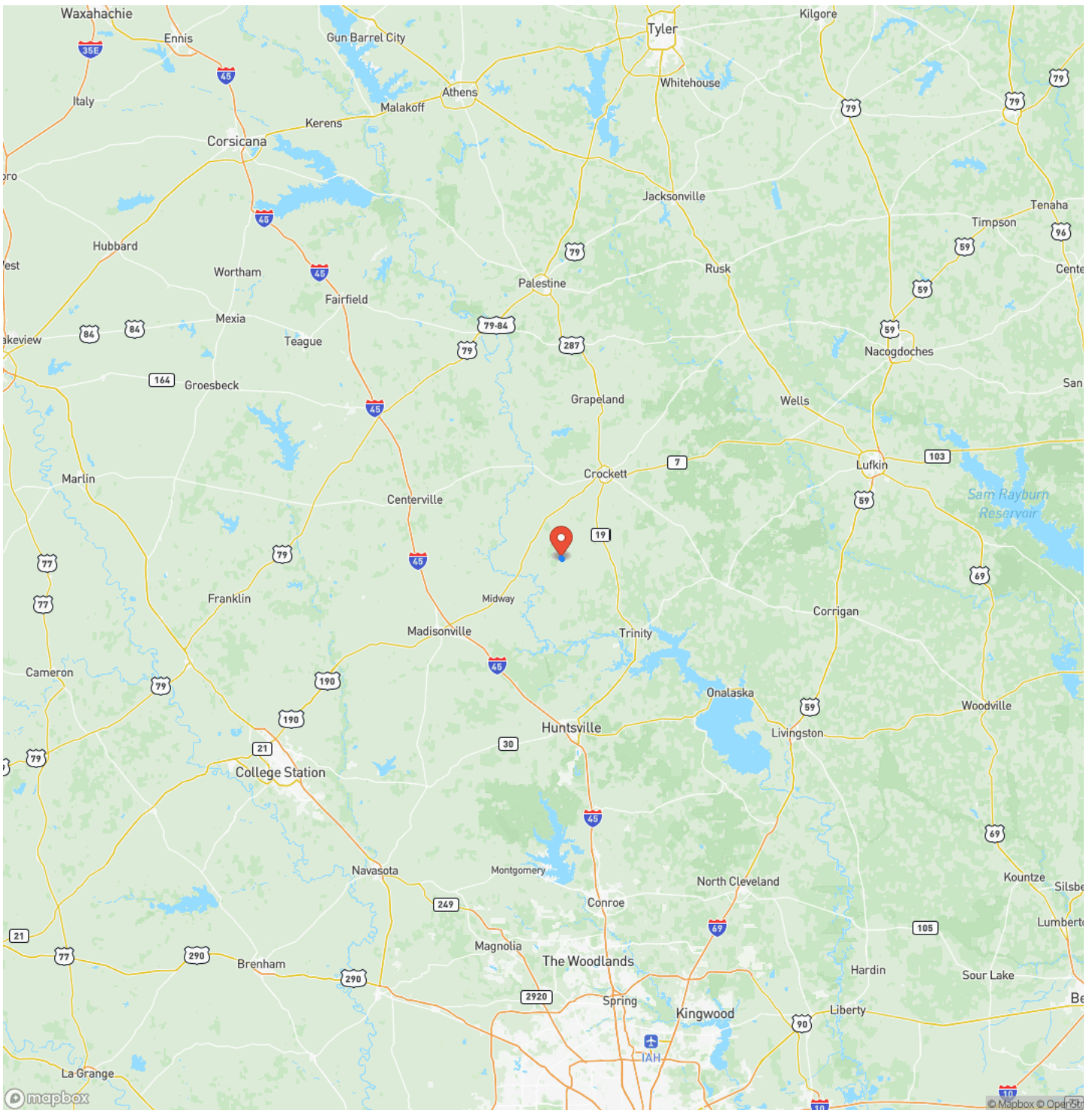
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Locator Map



Locator Map



183 Acres | County Road 3450
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Satellite Map



NOTES



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DISCLAIMERS

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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.



MORE INFO ONLINE:

www.homelandprop.com

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



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