

10647 FM 3178
10647 FM 3178
Oakwood, TX 75855

\$1,063,450
69.840± Acres
Leon County



MORE INFO ONLINE:
www.homelandprop.com

10647 FM 3178
Oakwood, TX / Leon County

SUMMARY

Address

10647 FM 3178

City, State Zip

Oakwood, TX 75855

County

Leon County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

31.393015 / -95.78804

Taxes (Annually)

3529

Dwelling Square Feet

1922

Bedrooms / Bathrooms

3 / 3

Acreage

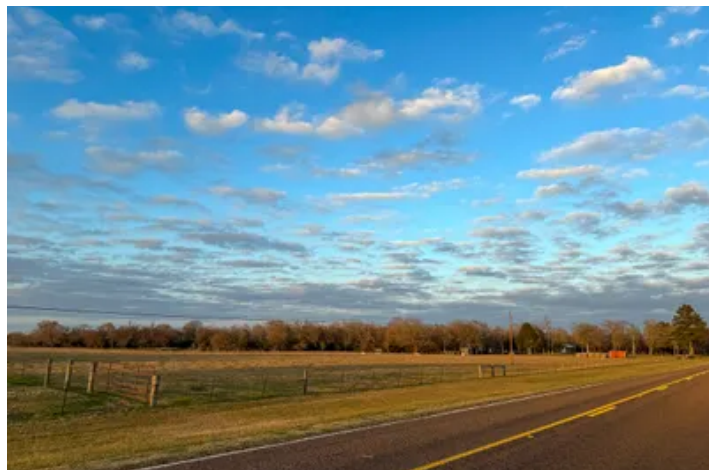
69.840

Price

\$1,063,450

Property Website

<https://homelandprop.com/property/10647-fm-3178-leon-texas/79821/>



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PROPERTY DESCRIPTION

Welcome to Your Dream Ranch!

Experience peaceful country living near Oakwood, TX, with this beautiful 69.84 double parcel with updated 3-bedroom, 3-bathroom home featuring a 2-car garage. Modern upgrades include stainless appliances, a propane cooktop with vent hood, double ovens, granite countertops, and refrigerator included. Recent improvements feature Andersen windows, gutters, A/C condenser, sunroom, and fresh interior/exterior paint. Industrial-stained floors and a new wood deck enhance the home's style and functionality. The seller has also installed new aerobic septic systems at both the residence as well as the abutting pasture parcel. Outdoor features include a 12' x 20' shed, a new 30' x 30' metal building with concrete floor/12' awning, and a separate air-conditioned building that would be an ideal home office or home school area. The pasture parcel includes a separate electrical meter, 3 RV areas with electrical connections complete with sewer access. Enjoy a fenced pasture, pond, wooded areas to hunt, and corral for animals. Fully fenced and cross fenced with additional storage shed and barn, the property offers a current Ag exemption. Schedule your showing today!

Utilities: Electric, Well, Septic, Propane

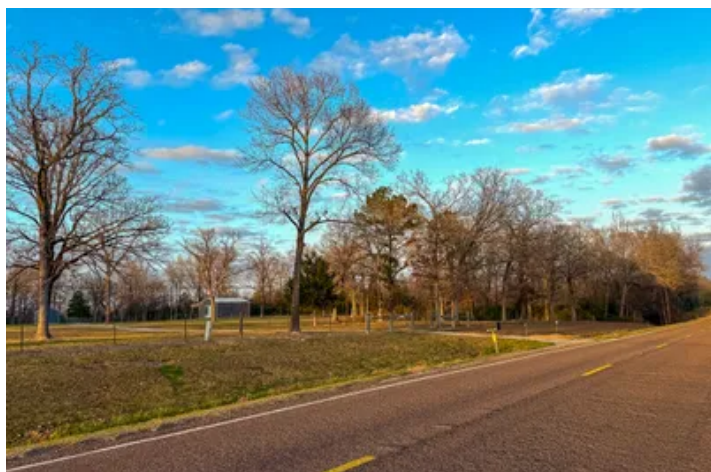
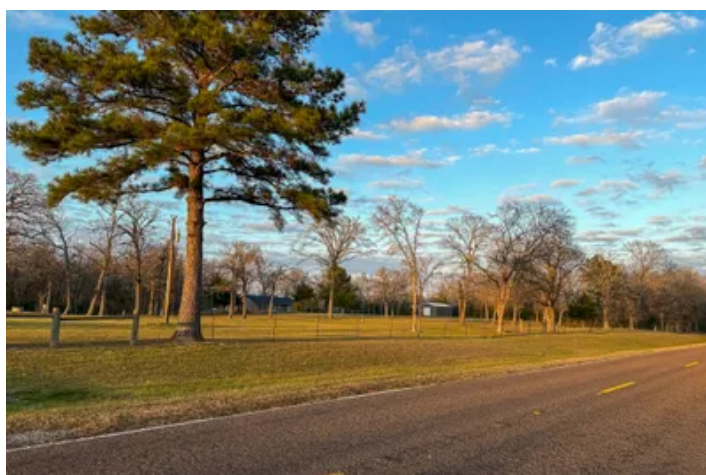
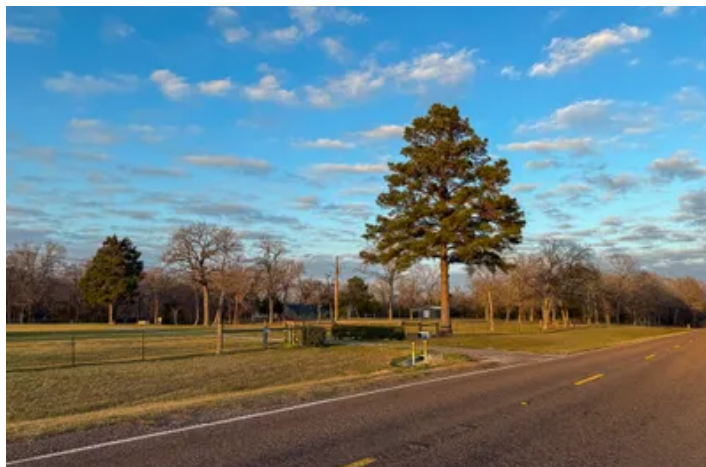
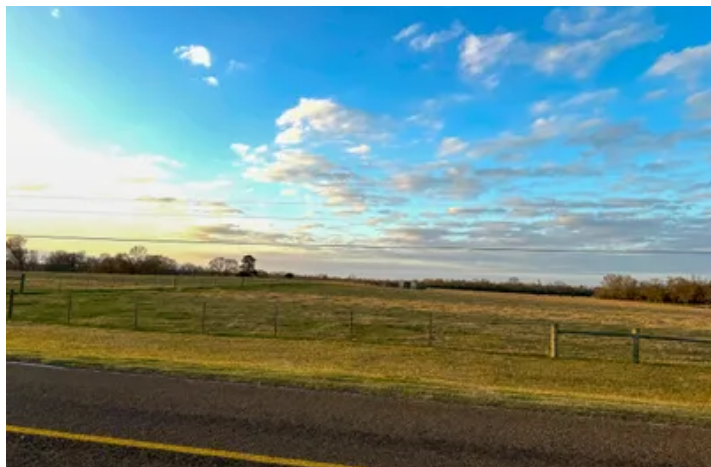
Utility Provider: Houston County Electric Cooperative



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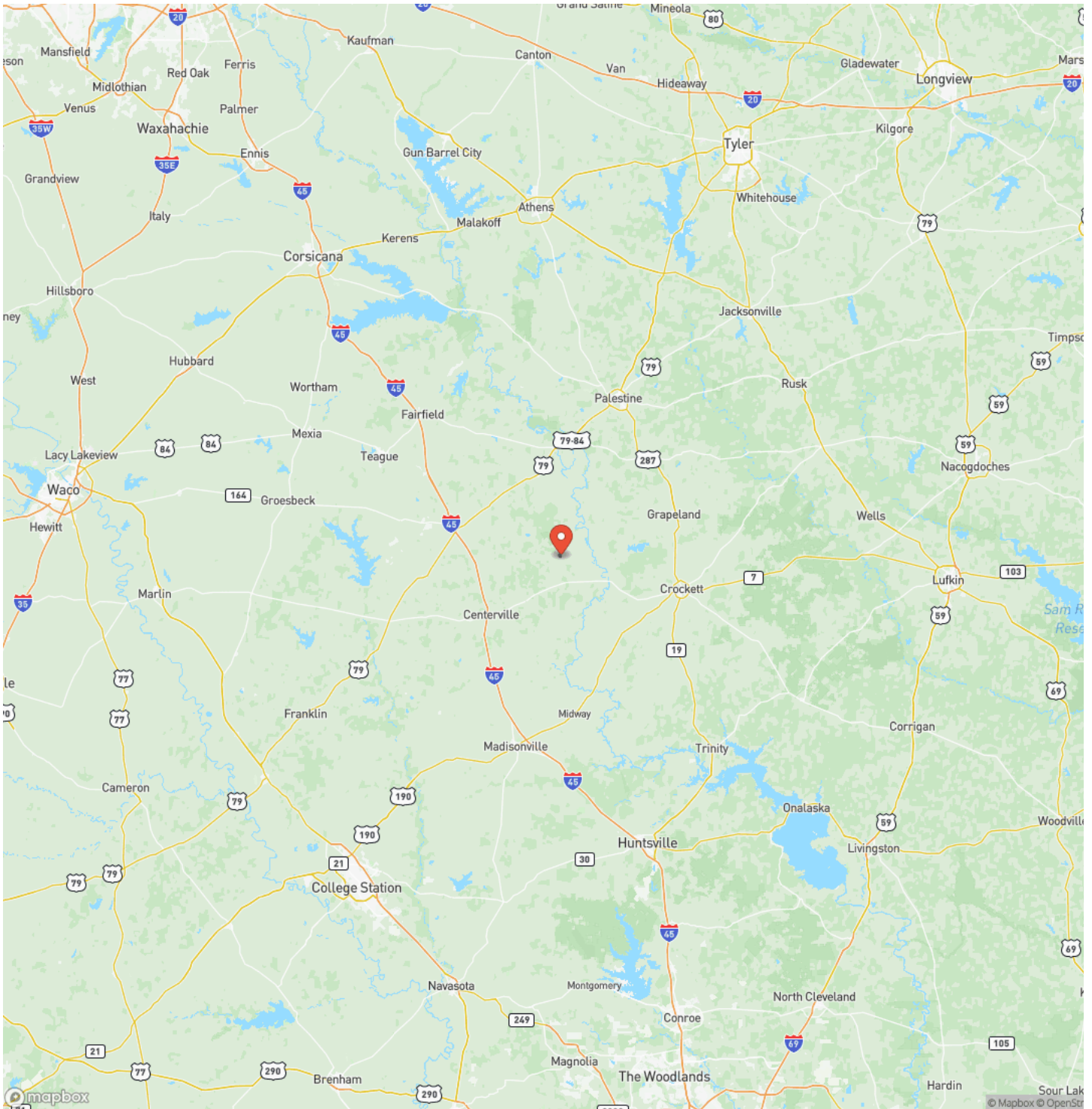
Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

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(936) 295-2500

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1600 Normal Park Dr

City / State / Zip

NOTES



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DISCLAIMERS

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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 Ag 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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