

40 Acres | T-1 | Off CR 4916
CR 4916
Timpson, TX 75975

\$160,000
40± Acres
Shelby County



MORE INFO ONLINE:
www.homelandprop.com

40 Acres | T-1 | Off CR 4916
Timpson, TX / Shelby County

SUMMARY

Address

CR 4916

City, State Zip

Timpson, TX 75975

County

Shelby County

Type

Undeveloped Land

Latitude / Longitude

31.9361802218 / -94.4050980509

Acreage

40

Price

\$160,000

Property Website

<https://homelandprop.com/property/40-acres-t-1-off-cr-4916-shelby-texas/74336/>



MORE INFO ONLINE:
www.homelandprop.com

40 Acres | T-1 | Off CR 4916
Timpson, TX / Shelby County

PROPERTY DESCRIPTION

Fresh, new, cleared, ready to go ! 1st time open market offering, Low traffic road north of Timpson, Texas. Recently cleared with pines and hardwoods in creek drains. Priced affordably. Rural landscape ready to be transitioned to pasture or reforested. Undulating topography. Good accessibility. Electricity along, or near, CR 4916. High and Dry !

Google imagery does not illustrate tree coverage in the field. See "Aerial" and "Topography" maps herein.

Utilities: Electricity available

School District: Timpson ISD



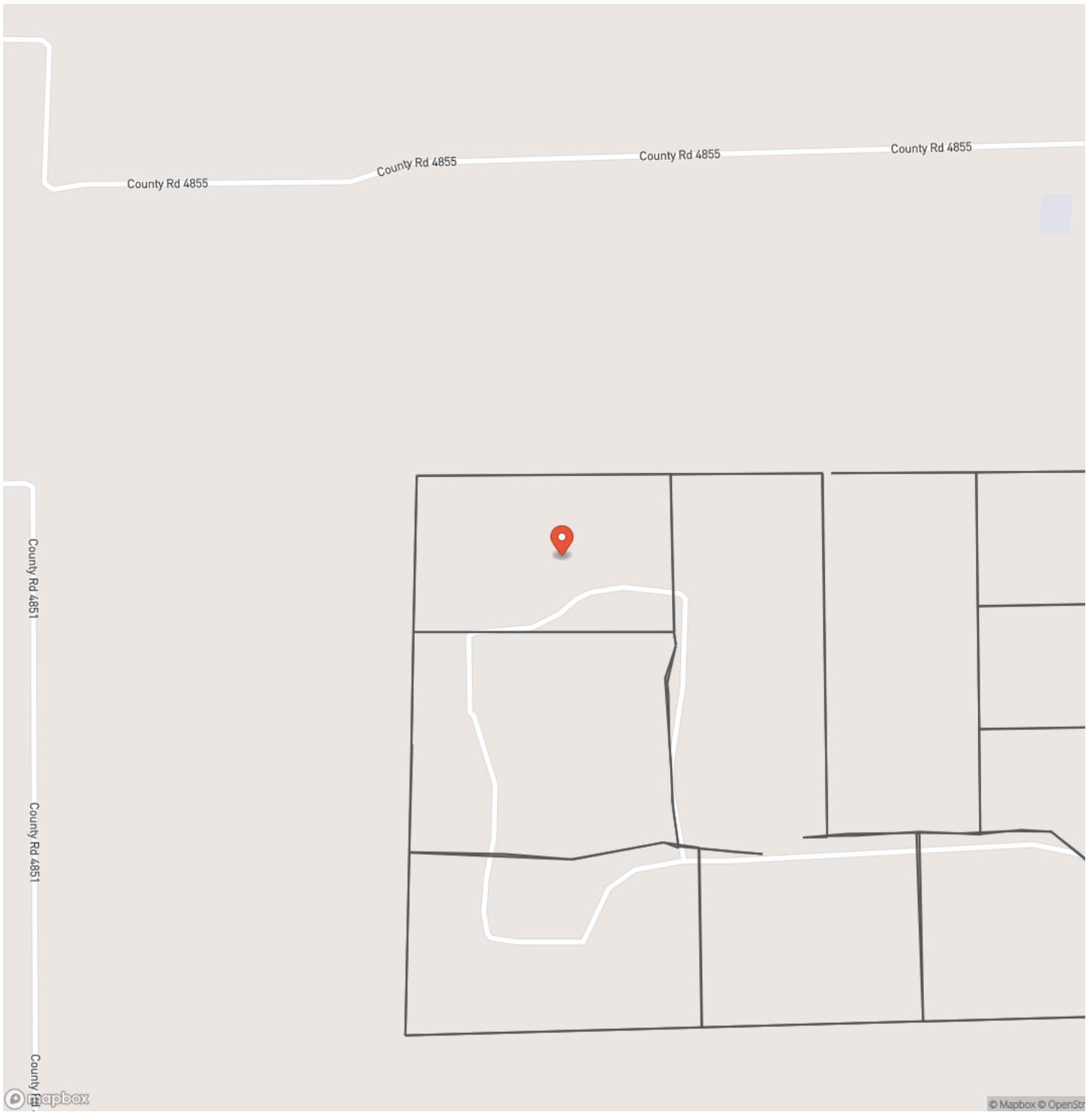
MORE INFO ONLINE:
www.homelandprop.com

40 Acres | T-1 | Off CR 4916
Timpson, TX / Shelby County

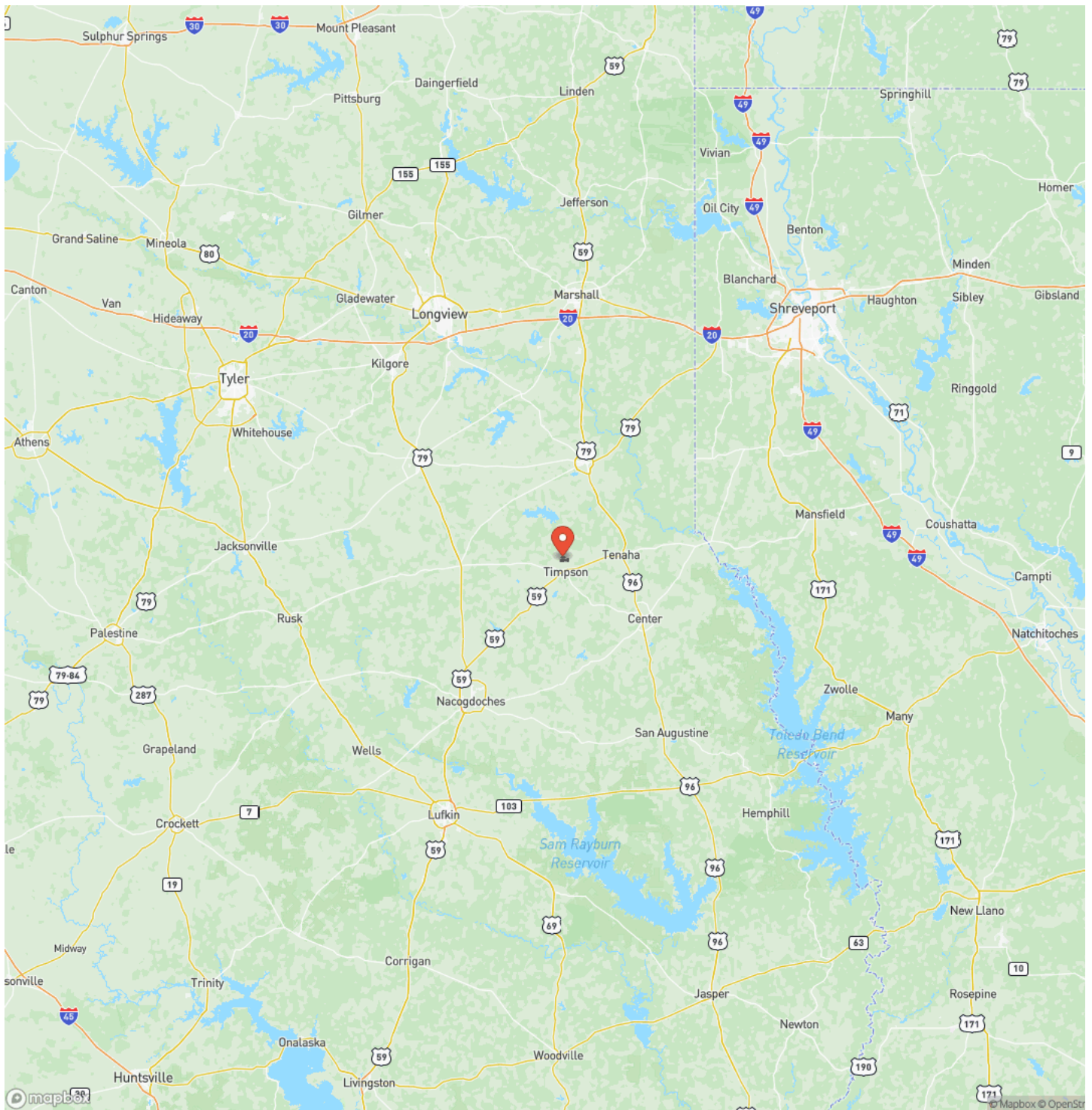


MORE INFO ONLINE:
www.homelandprop.com

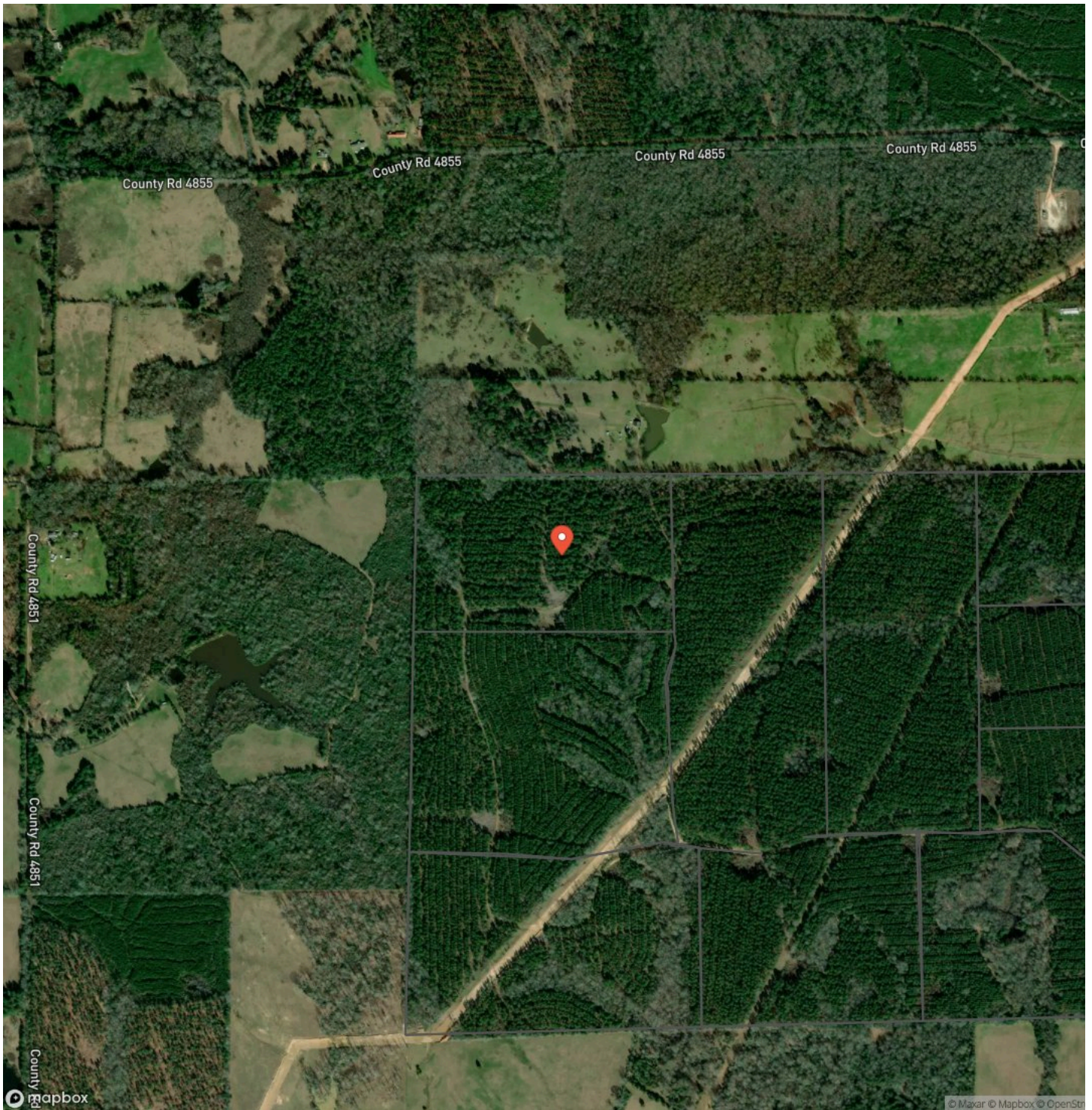
Locator Map



Locator Map



Satellite Map



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.



MORE INFO ONLINE:

www.homelandprop.com

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



MORE INFO ONLINE:
www.homelandprop.com