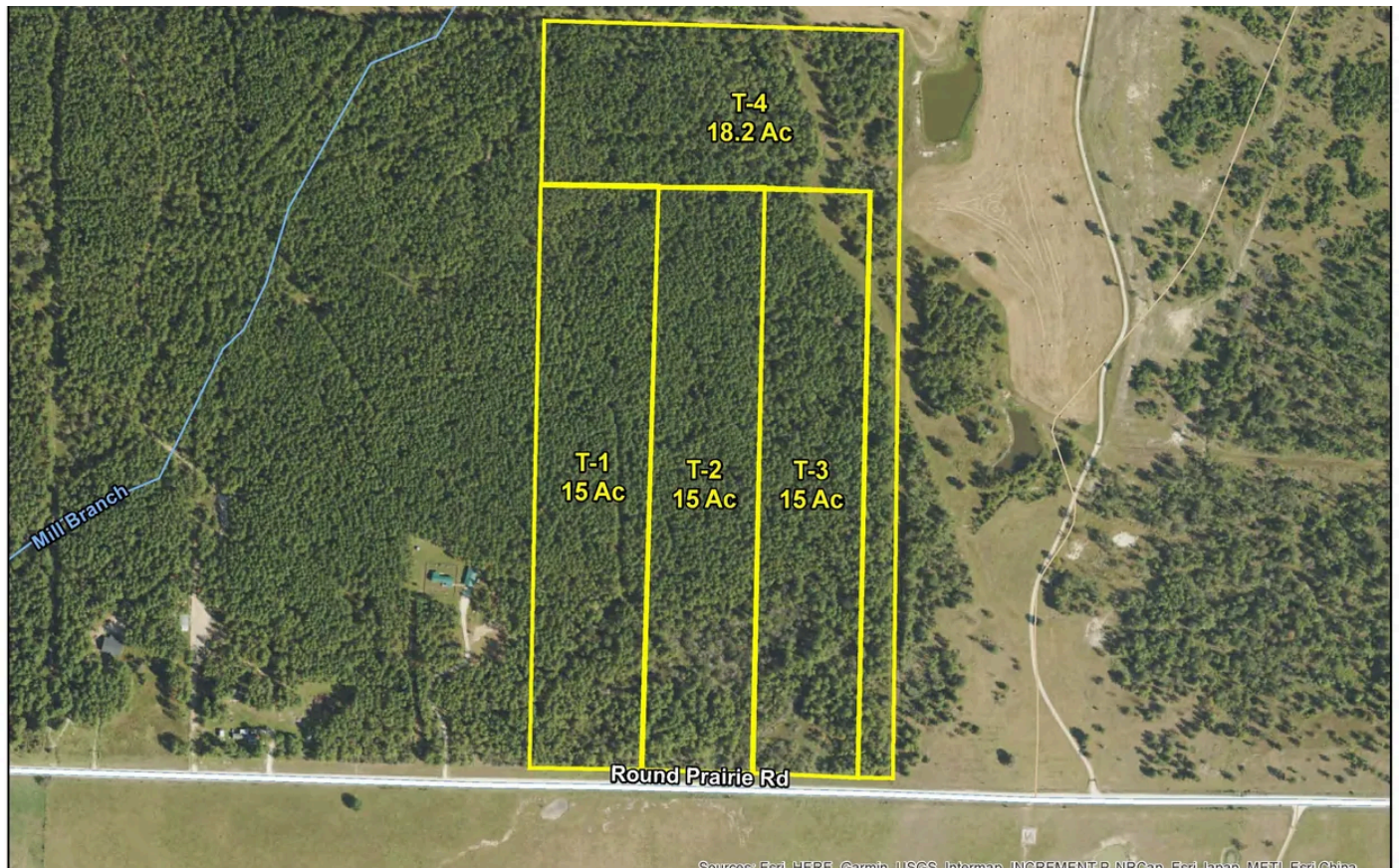


18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Round Prairie Road
Huntsville, TX 77320

\$299,390
18.200± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

**18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Huntsville, TX / Walker County**

SUMMARY

Address

Round Prairie Road

City, State Zip

Huntsville, TX 77320

County

Walker County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.851641 / -95.782366

Acreage

18.200

Price

\$299,390

Property Website

<https://homelandprop.com/property/18-2-acres-t-4-round-prairie-road-prairie-pines-walker-texas/81413/>



MORE INFO ONLINE:

www.homelandprop.com

**18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Huntsville, TX / Walker County**

PROPERTY DESCRIPTION

Welcome to Prairie Pines, a newly offered 63.20 acre subdivision in Northern Walker County, featuring four thoughtfully sized tracts: three 15-acre parcels and one 18.20 parcel. Set amongst tall, mature pines with gently rolling terrain, this property offers a quiet country setting with outstanding access and usability.

Two of the tracts include seasonal creeks, and all benefit from road frontage along a wide, county maintained road. Electricity and fiber optic Internet are available at the road, making these tracts ideal for a homesite, weekend getaway or investment in land. Agriculture valuation is in place through timber, keeping taxes low.

The area is home to abundant wildlife - deer, hogs, and more - and is surrounded by attractive neighboring properties. Conveniently located between Huntsville and Madisonville, Prairie Pines provides the perfect blend of seclusion and accessibility.

Tracts available individually or in combination. Call for pricing and availability. Owner Financing available on some tracts.

Utilities: Electric available at the road, Internet available at the road, Water available (subject to confirmation)

Utility Providers: MidSouth Synergy, Walker County SUD



MORE INFO ONLINE:

www.homelandprop.com

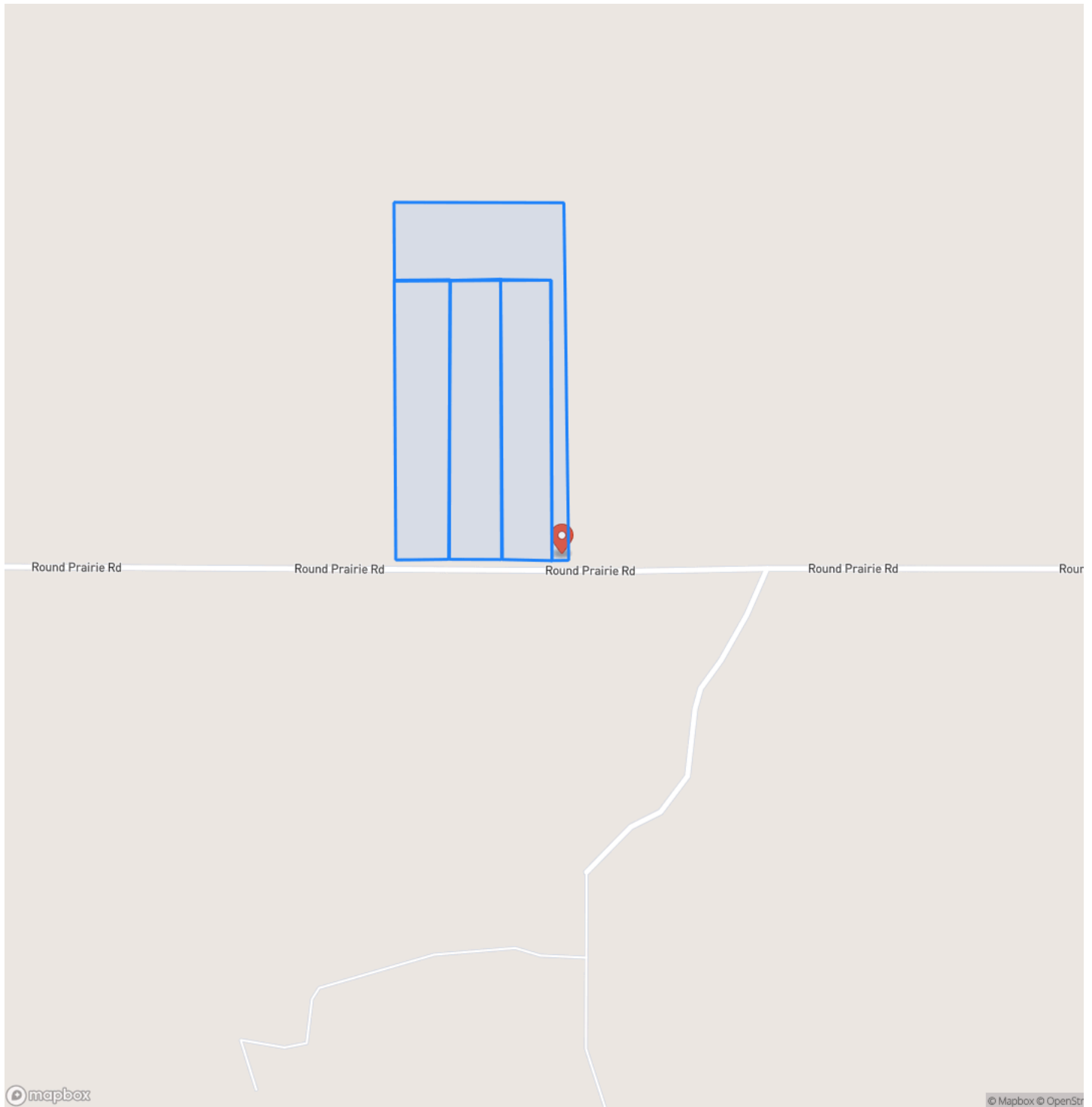
18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Huntsville, TX / Walker County



MORE INFO ONLINE:

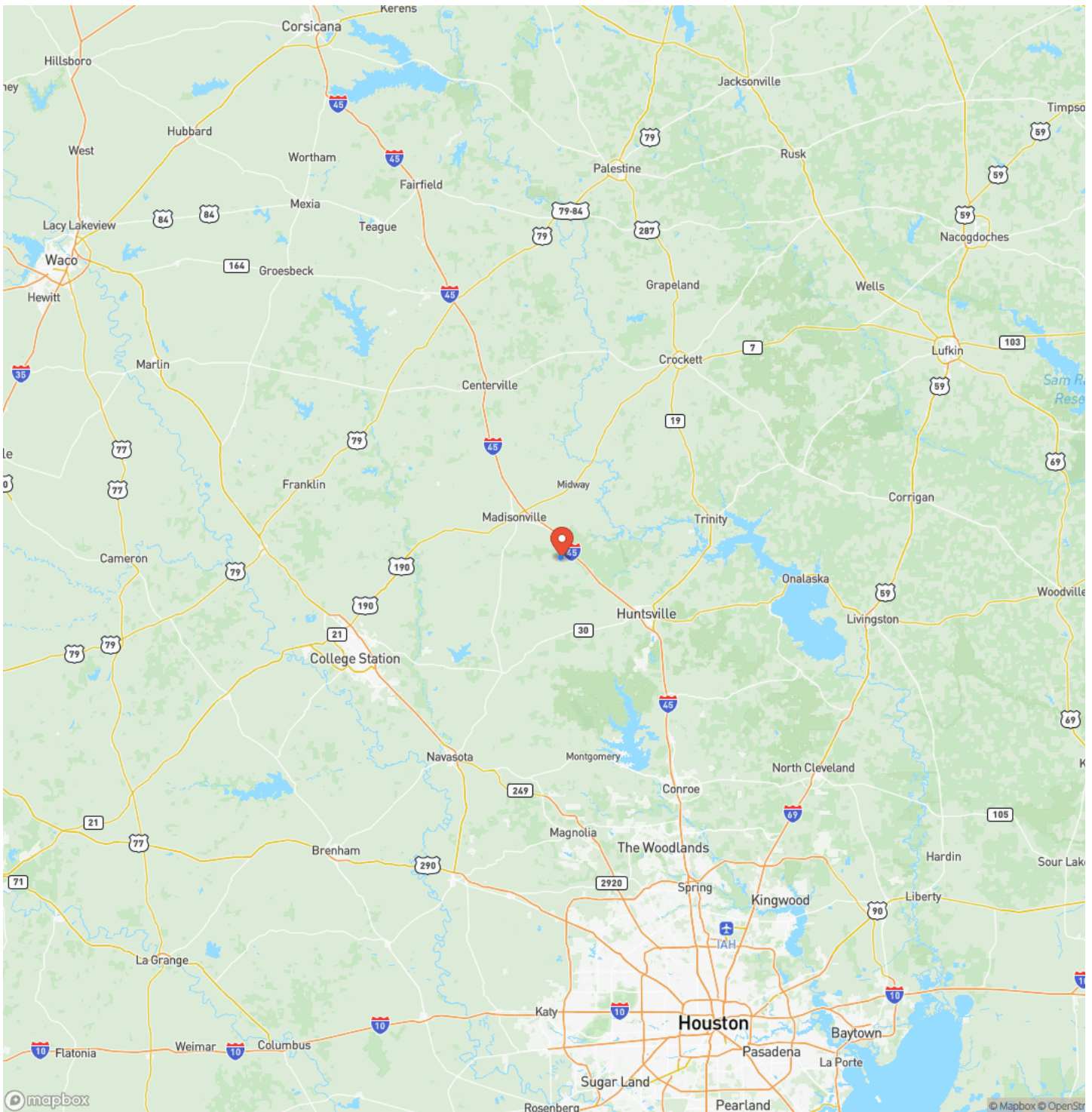
www.homelandprop.com

Locator Map



18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Huntsville, TX / Walker County

Locator Map

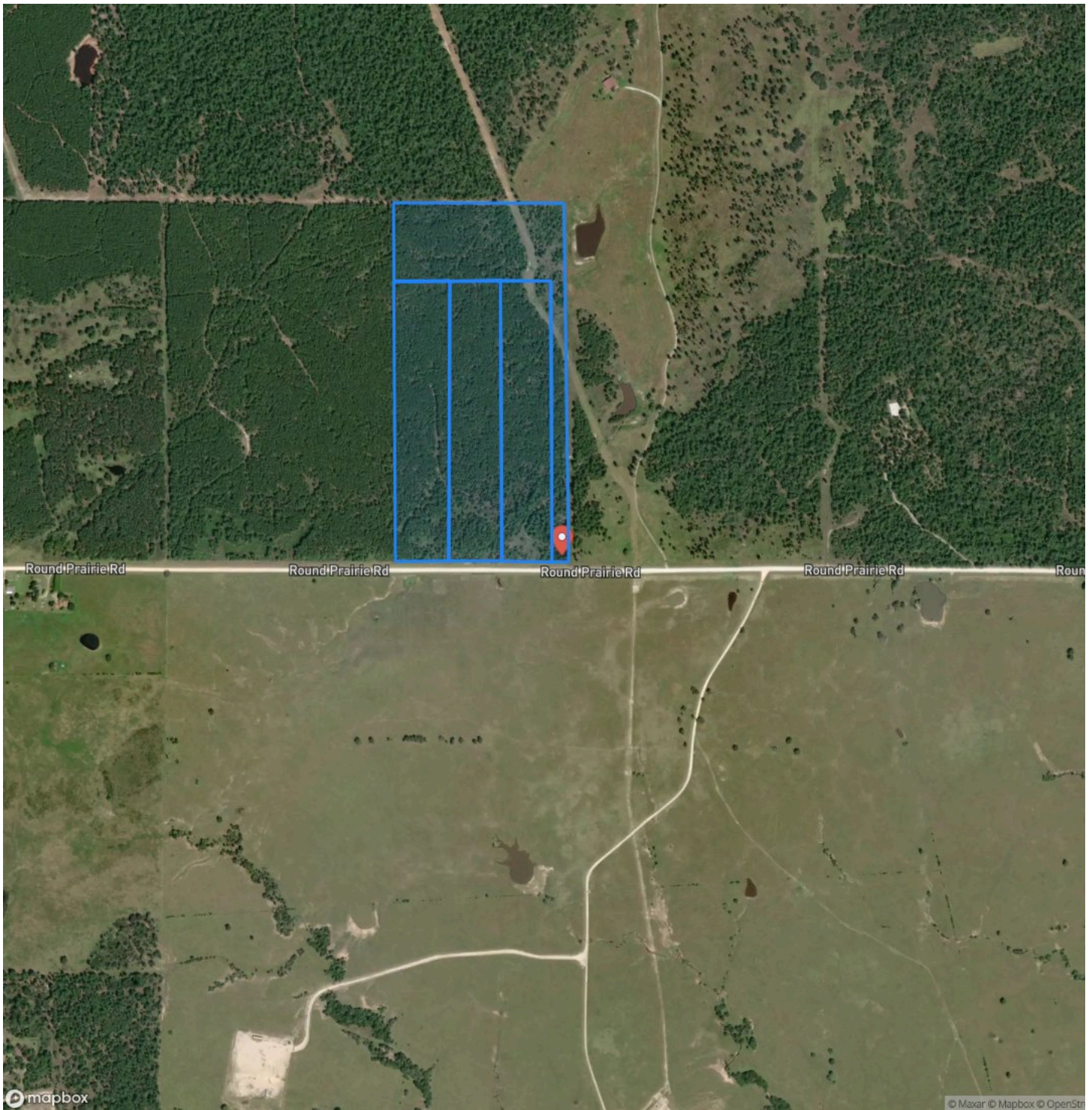


MORE INFO ONLINE:

www.homelandprop.com

18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Huntsville, TX / Walker County

Satellite Map



MORE INFO ONLINE:

www.homelandprop.com

**18.2 Acres | T-4 | Round Prairie Road | Prairie Pines
Huntsville, TX / Walker County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Cherry

Mobile

(936) 581-3809

Email

ccherry@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

[illegible]

DISCLAIMERS

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

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 Timber 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.



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