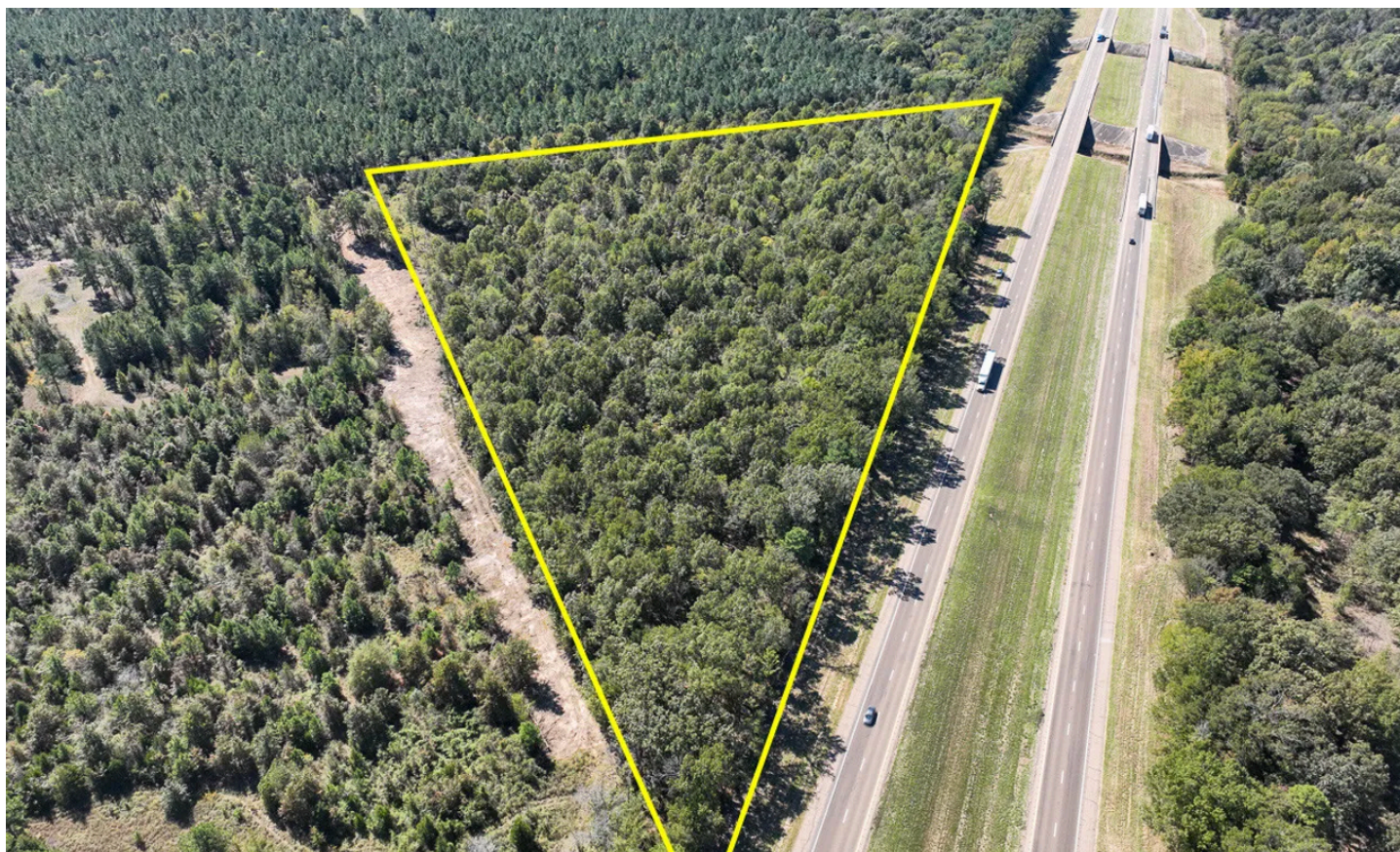


16 Acres | County Road 4204  
County Road 4204  
Simms, TX 75574

**\$72,000**  
16± Acres  
Bowie County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**16 Acres | County Road 4204**  
**Simms, TX / Bowie County**

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**SUMMARY**

**Address**

County Road 4204

**City, State Zip**

Simms, TX 75574

**County**

Bowie County

**Type**

Undeveloped Land

**Latitude / Longitude**

33.3952661781 / -94.5825830855

**Taxes (Annually)**

693

**Acreage**

16

**Price**

\$72,000

**Property Website**

<https://homelandprop.com/property/16-acres-county-road-4204-bowie-texas/74406/>



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

16 Acres | County Road 4204  
Simms, TX / Bowie County

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**PROPERTY DESCRIPTION**

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**HWY 30!!!**

Available 16+/- acres or raw unimproved acreage with over 1,600+ feet of HWY 30 exposure, this property offers a unique opportunity for any business looking to be seen.

In addition to its commercial opportunity, this property is also perfectly suited as your next homestead, hunting escape, or tree farm. With its private road access just off the blacktop, its thick wooded canopy and diverse wildlife this property speaks to those seeking privacy and an escape into the country.

**Give us a call today!!!**

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**Owner Financing Available: Down: 20%, Minimum Interest Rate: 10.9%, Loan Term: 8 Years- Credit Application Required**

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**MORE INFO ONLINE:**

**[www.homelandprop.com](http://www.homelandprop.com)**



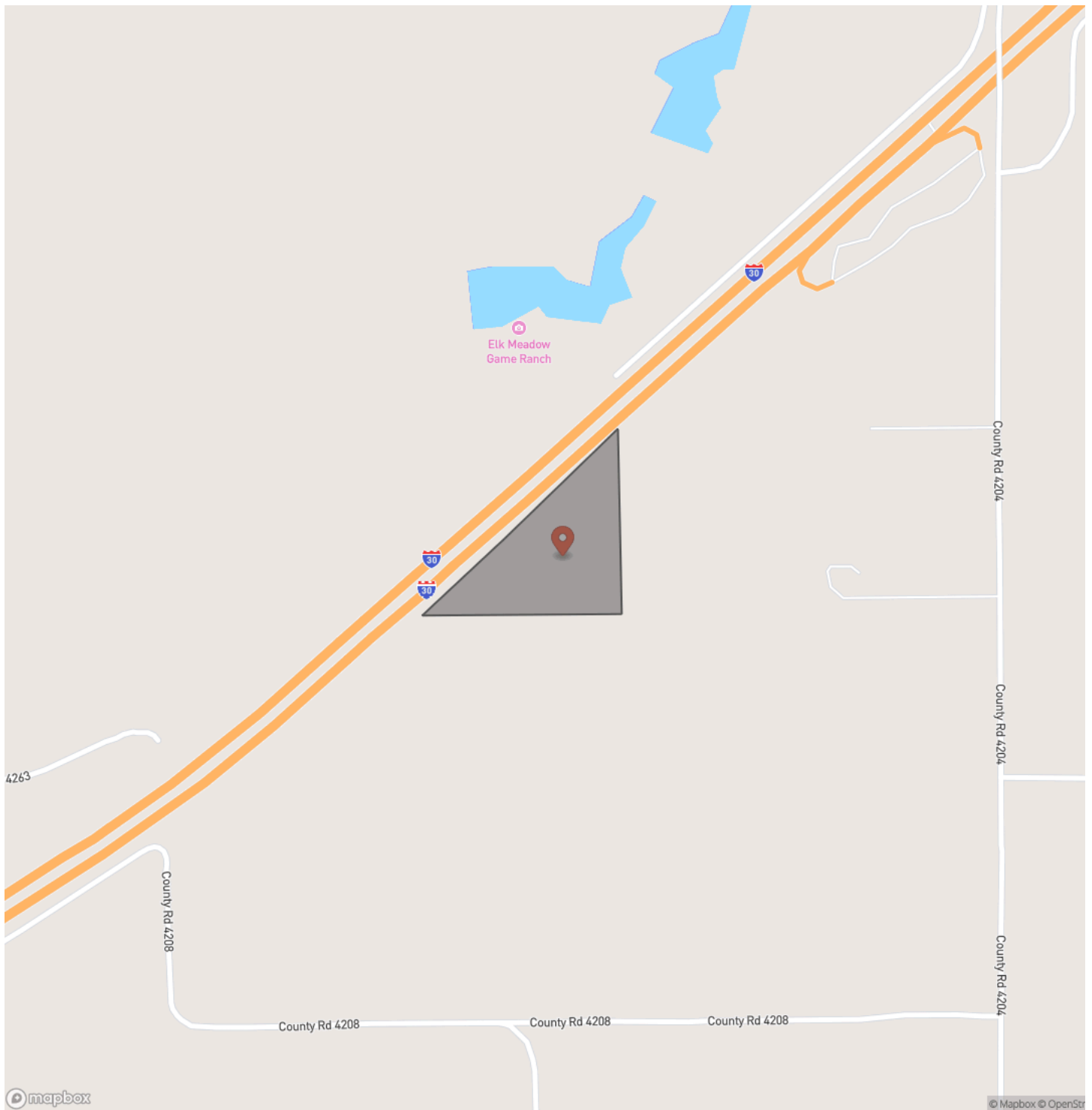
16 Acres | County Road 4204  
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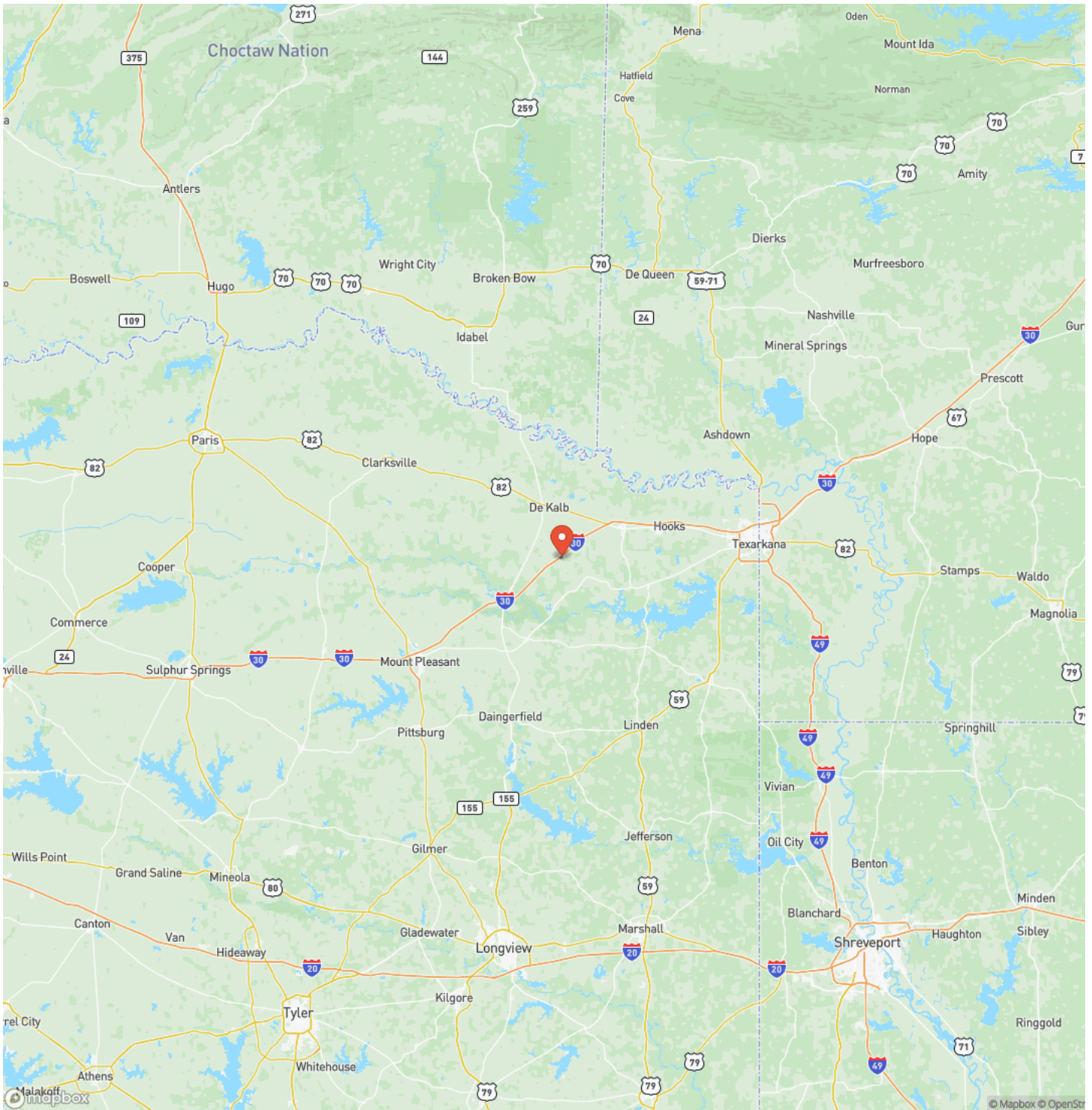
**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

## Locator Map





## Locator Map





## Satellite Map



**16 Acres | County Road 4204**  
**Simms, TX / Bowie 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

Huntsville, TX 77340

## NOTES



**MORE INFO ONLINE:**

**www.homelandprop.com**



## 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.



## **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](http://www.homelandprop.com)**



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**HomeLand Properties, Inc.**  
1600 Normal Park Dr.  
Huntsville, TX 77340  
(936) 295-2500  
[www.homelandprop.com](http://www.homelandprop.com)

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**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)