

445 Acres | T-3 | Bar D Ranch
FM 1987
Corrigan, TX 75939

\$2,800,000
445± Acres
Polk County



MORE INFO ONLINE:
www.homelandprop.com

445 Acres | T-3 | Bar D Ranch
Corrigan, TX / Polk County

SUMMARY

Address

FM 1987

City, State Zip

Corrigan, TX 75939

County

Polk County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.079954 / -94.758918

Acreage

445

Price

\$2,800,000

Property Website

<https://homelandprop.com/property/445-acres-t-3-bar-d-ranch-polk-texas/88725/>



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PROPERTY DESCRIPTION

Live out your country living dream in Polk County, Texas

In the heart of the East Texas Timberlands, you'll find Polk County, an area that serves as a gateway between the Texas Forest Country and the Texas Gulf Coast. Only in this case, "gateway" really means "place conveniently located in-between," because once you see everything Polk County has to offer, you might not want to put down roots anywhere else.

Timber is a big industry in Polk County, but tourism and hospitality, healthcare, and ranching and farming help round out a diverse employment base. The cost of living is favorable, the schools are good, and a revitalized downtown district in Livingston make it both easy to get what you need for everyday living and easy to feel the relaxing spirit and slower pace of small- town Americana.

"Bar D" is a prime example of custom fitted east Texas ranch property. Farm to Market paved road access. Enhanced entrances open to internal roads and trails. The property is ready for family recreation with endless possibilities for further improvement(s). Lake and pond sites. Electricity easily extendable. Established tree cover over gently rolling terrain. Low traffic and low population ensure peaceful entertainment. Come tour today !

Utilities: Electric available

Utility Provider: Sam Houston Electric Cooperative



MORE INFO ONLINE:

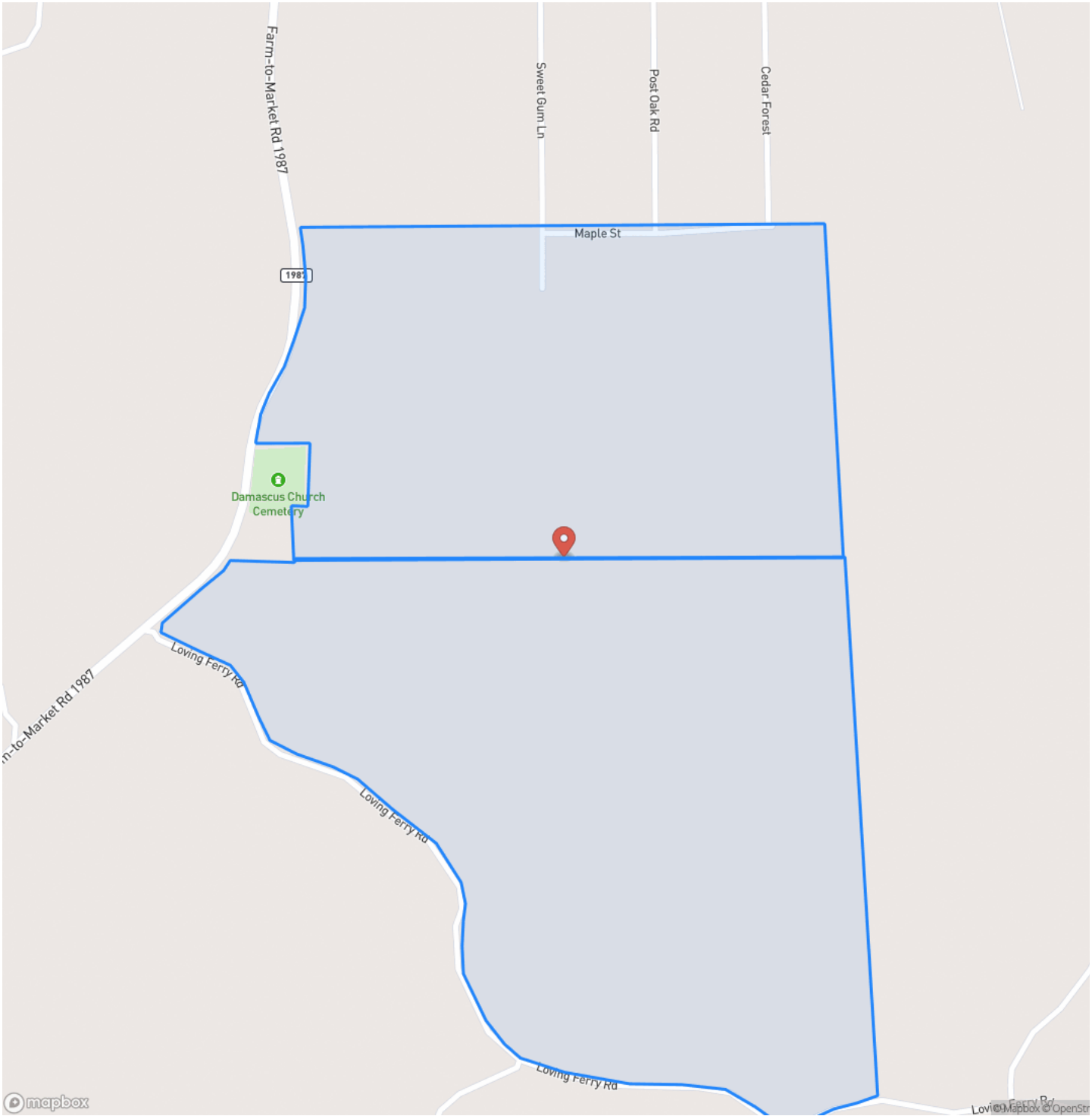
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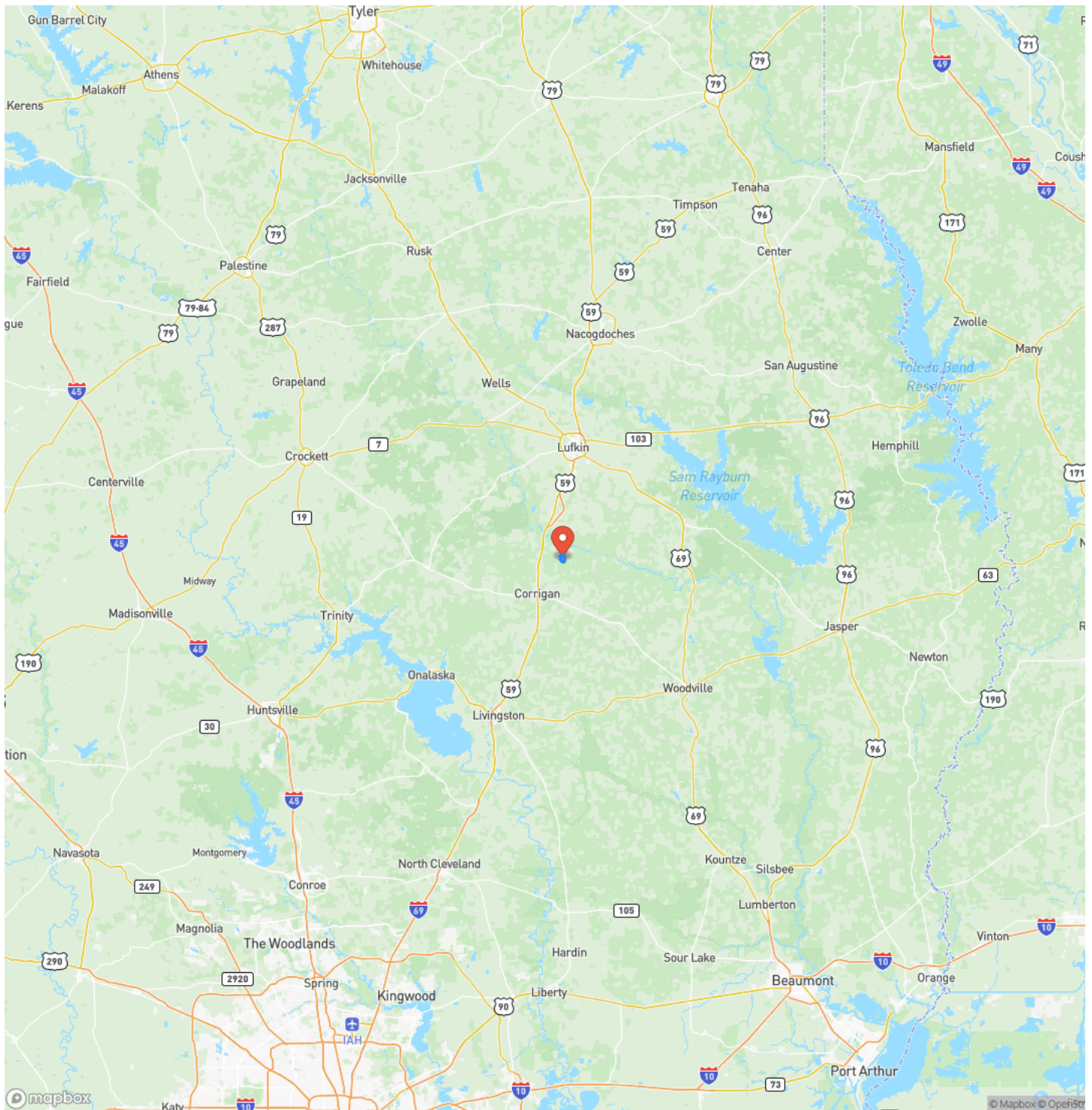


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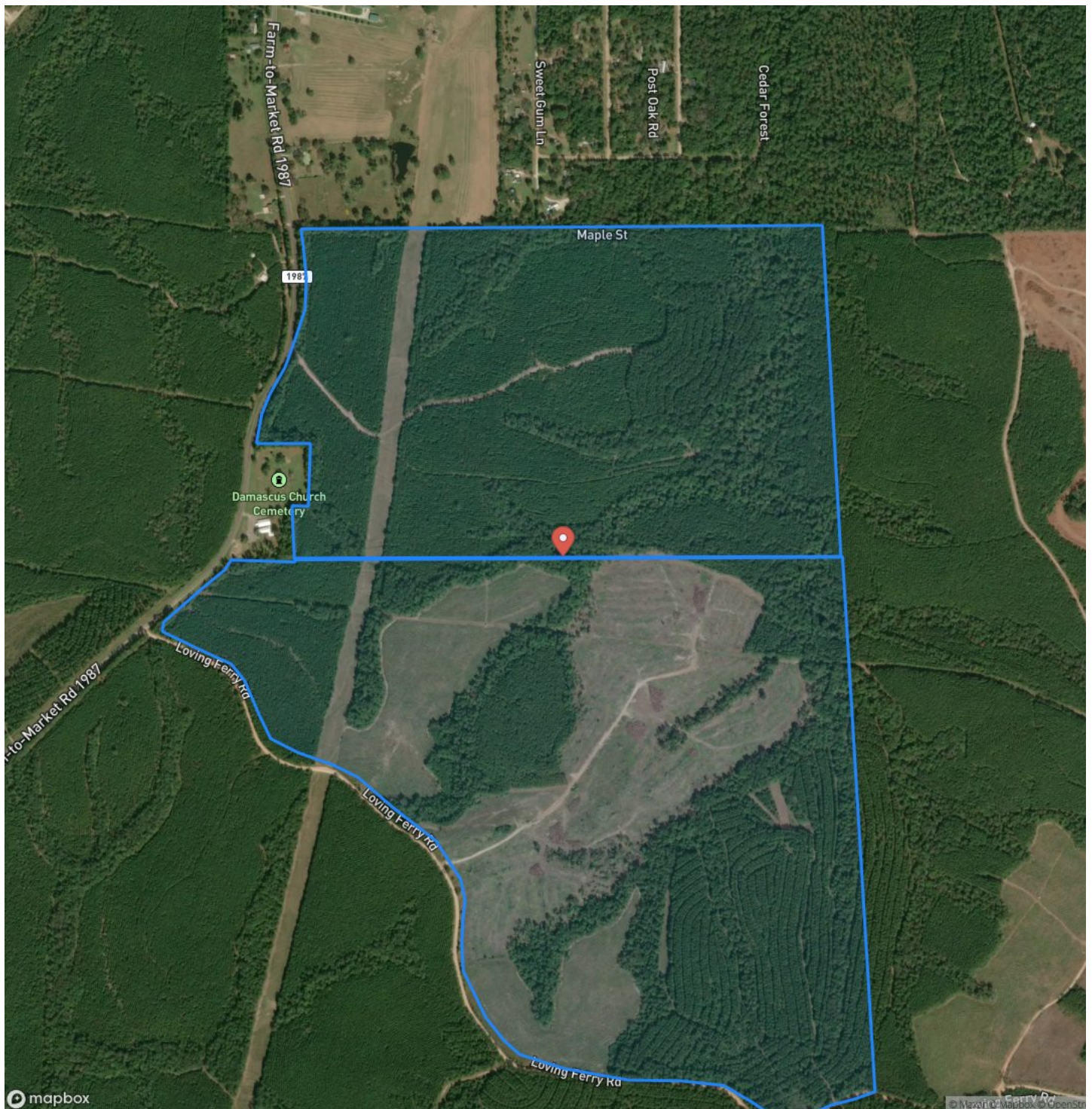
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

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 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.



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