

145 Acres | County Road 1060 | T-5  
County Road 1060  
Center, TX 75935

**\$522,000**  
145± Acres  
Shelby County



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



**145 Acres | County Road 1060 | T-5  
Center, TX / Shelby County**

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**SUMMARY**

**Address**

County Road 1060

**City, State Zip**

Center, TX 75935

**County**

Shelby County

**Type**

Undeveloped Land

**Latitude / Longitude**

31.6584351811 / -94.1270801757

**Acreage**

145

**Price**

\$522,000

**Property Website**

<https://homelandprop.com/property/145-acres-county-road-1060-t-5-shelby-texas/73905/>



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**PROPERTY DESCRIPTION**

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**Bulk Acreage Tracts in East Texas: Land With Tremendous Opportunity and Potential at a Bargain Price!**

East Texas Ridge is a sport-lover's paradise. With breathtaking 15 mile panoramic views, thickly settled timbers and meandering seasonal creeks, East Texas Ridge provides an ideal combination of unique and diverse topography. Escape the congestion and gridlock of the city and take refuge among the solitude of the woodlands. Good internal roads/trails make it easy to view, tour, and experience the property. Great soils and drainage.

Whether you're looking to enjoy a trophy hunt or simply unwind amid nature's bounty, this unspoiled sanctuary is teeming with wildlife from massive deer to turkey and more. Take advantage of the thick and abundant forestry with pine making up 80 percent of the area's woodlands. Timber production is a lucrative opportunity to pass down for generations to come. There are so many ways to enjoy your country acreage as these vast tracts provide you with an expansive outdoor experience.

**Property Highlights:**

- Timber Production, Trophy Hunting or 1031 Exchange Options
  - Abundant Wildlife
  - Spectacular 15 Mile Panoramic Views
  - Gorgeous Thickly Settled Hardwoods and Pines
  - Seasonal Meandering Creeks
  - Surrounded by Premier Water Recreation on Many Lakes including Toledo Bend Reservoir and Lake Sam Rayburn
  - Low Taxes through Ag-Valuation
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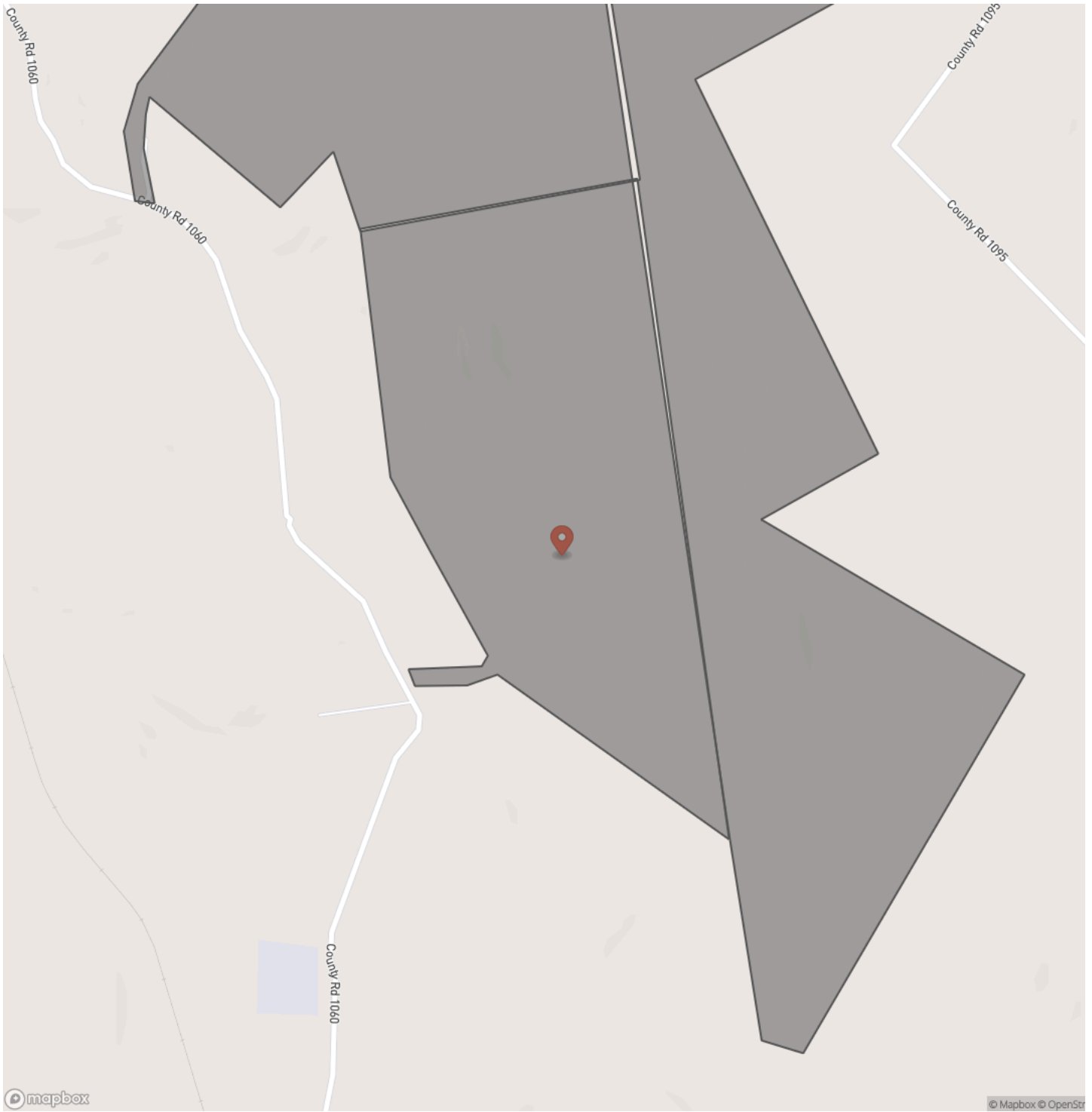
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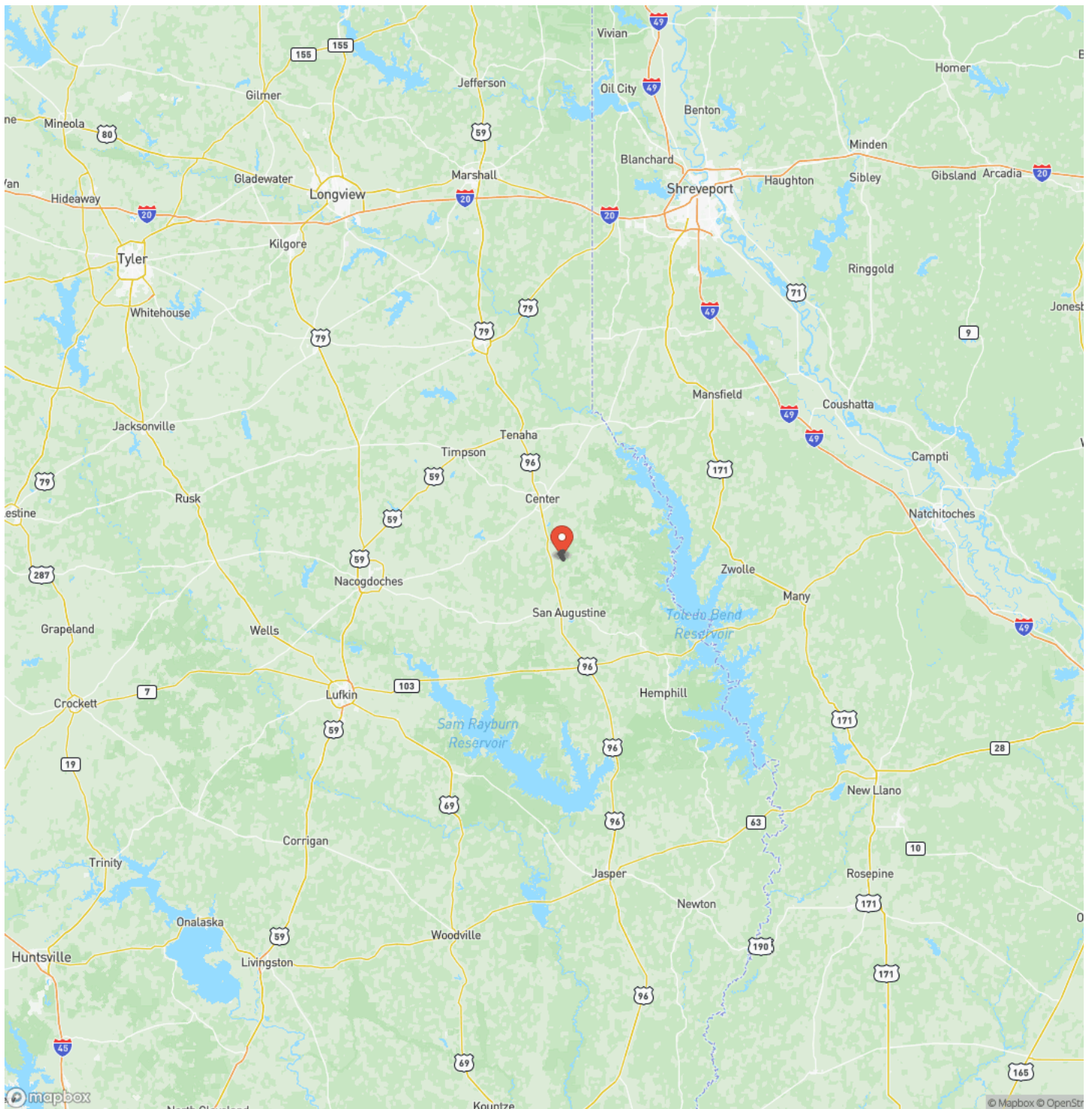
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## Locator Map





## 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.



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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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