

18 Acres | County Road 312  
County Road 312  
Frankston, TX 75763

**\$145,767**  
18.510± Acres  
Anderson County



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

**18 Acres | County Road 312**  
**Frankston, TX / Anderson County**

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**SUMMARY**

**Address**

County Road 312

**City, State Zip**

Frankston, TX 75763

**County**

Anderson County

**Type**

Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

32.042816672 / -95.5690033011

**Taxes (Annually)**

2229

**Acreage**

18.510

**Price**

\$145,767

**Property Website**

<https://homelandprop.com/property/18-acres-county-road-312-anderson-texas/74419/>



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**PROPERTY DESCRIPTION**

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Escape to the countryside with this stunning property featuring rolling topography, a beautiful mix of mature pines and hardwoods, and convenient blacktop county road frontage. Offering ample space to build your dream home or create a private retreat, this property is perfect for those seeking peace and serenity. Enjoy multiple potential build sites, wooded privacy, and breathtaking views of the natural landscape. Located just a short drive from modern conveniences, this property combines rural charm with accessibility. Don't miss the chance to embrace country living at its finest - schedule your private tour today!

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**Utilities:** Electricity available, Water available

**Utility Providers:** Oncor Electric, Frankston Rural Water Supply Corp

**School District:** Lapoyner ISD



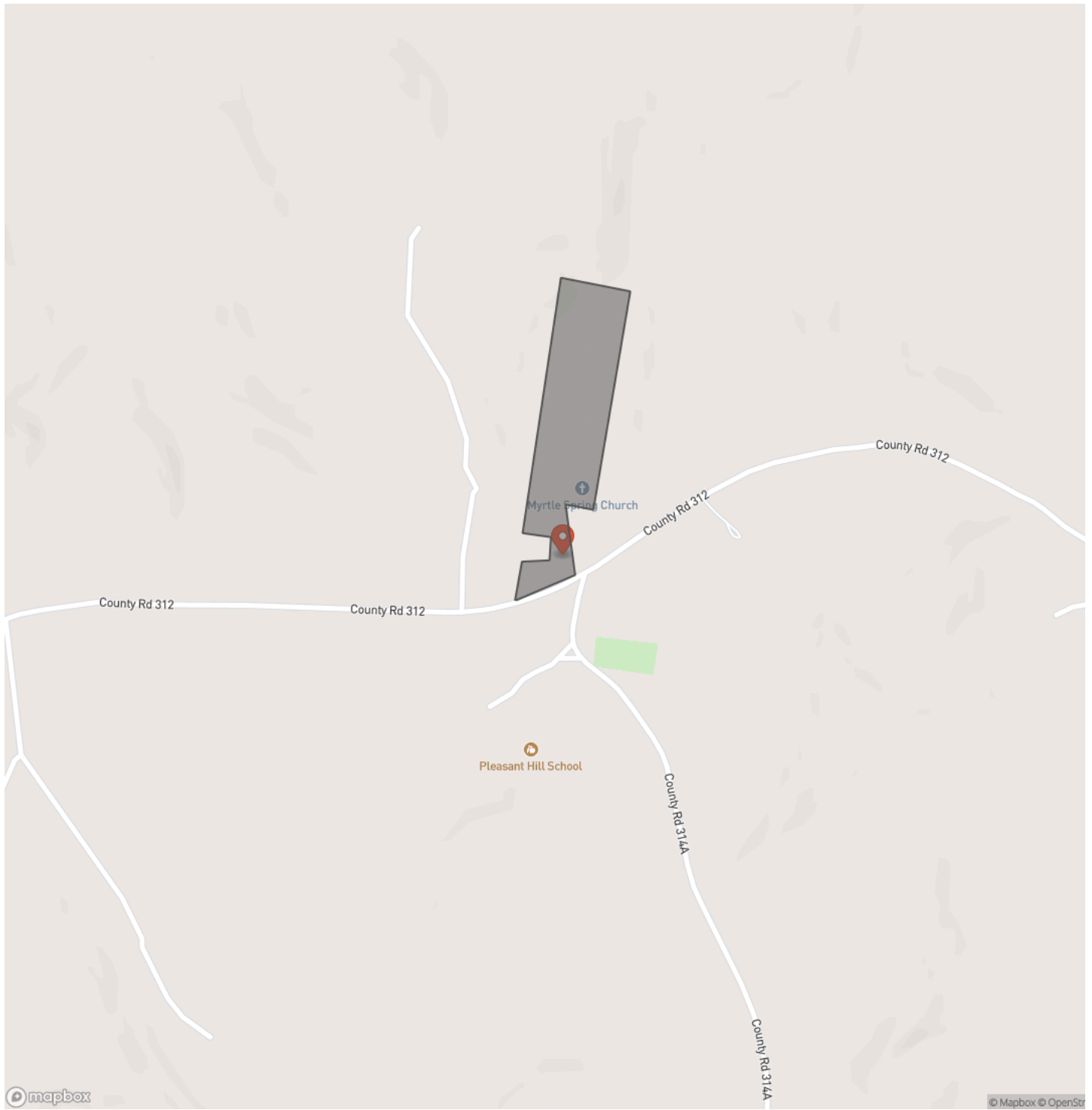
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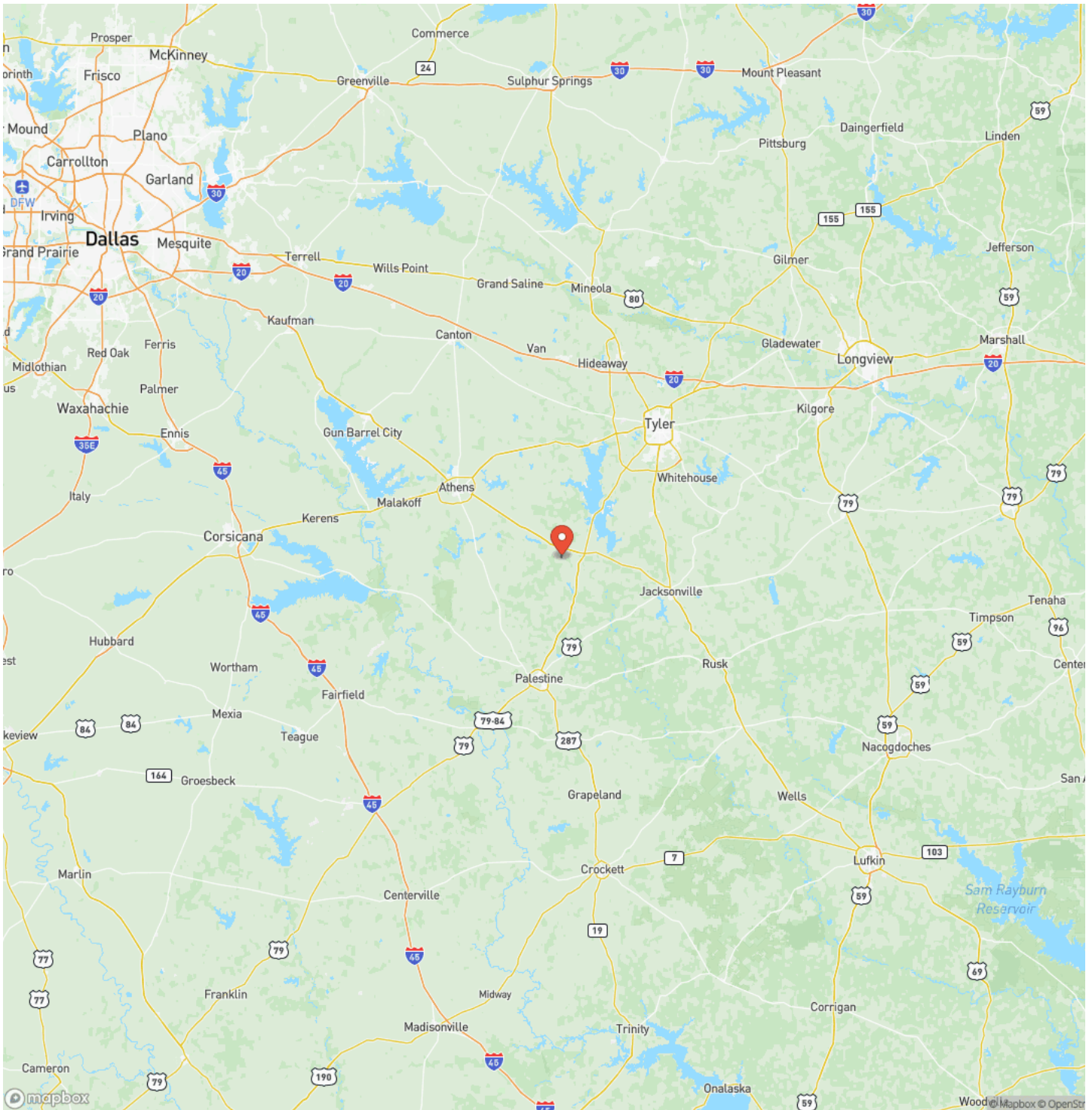
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## Locator Map



# Locator Map



18 Acres | County Road 312  
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## Satellite Map



**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Miller Cox

**Mobile**

(817) 899-0372

**Email**

miller@homelandprop.com

**Address**

1600 Normal Park Dr

**City / State / Zip**

Huntsville, TX 77340

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**NOTES**

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## **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.  
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