

13 acres | T-3 | Eugene Walker Road  
Eugene Walker Road  
Zavalla, TX 75980

**\$129,935**  
13± Acres  
Angelina County



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



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**Zavalla, TX / Angelina County**

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**SUMMARY**

**Address**

Eugene Walker Road

**City, State Zip**

Zavalla, TX 75980

**County**

Angelina County

**Type**

Undeveloped Land, Recreational Land, Farms

**Latitude / Longitude**

31.26613 / -94.433834

**Taxes (Annually)**

29

**Acreage**

13

**Price**

\$129,935

**Property Website**

<https://homelandprop.com/property/13-acres-t-3-eugene-walker-road-angelina-texas/74144/>



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#### **PROPERTY DESCRIPTION**

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**Owner Financing Available! Pick from a variety of wooded acres in a perfect location just West of Lake Sam Rayburn. Numerous campsites and public boat ramps surround the lake, with the closest being Hanks Creek Park. Sam Rayburn is over 114,000 acres of pristine water views with mostly wooded property surrounding the lake and very limited developed areas. Enjoy your own piece of East Texas with easy access to the lake, state parks, and nearby Huntington and Lufkin for everyday needs. This property is gently sloping providing excellent drainage with a mixture of natural pines and hardwoods. Raw and ready to shape to your desire for a permanent homesite or weekend getaway!**

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**Utilities:** Electricity available

**Utility Provider:** TXU Energy

**School District:** Huntington ISD



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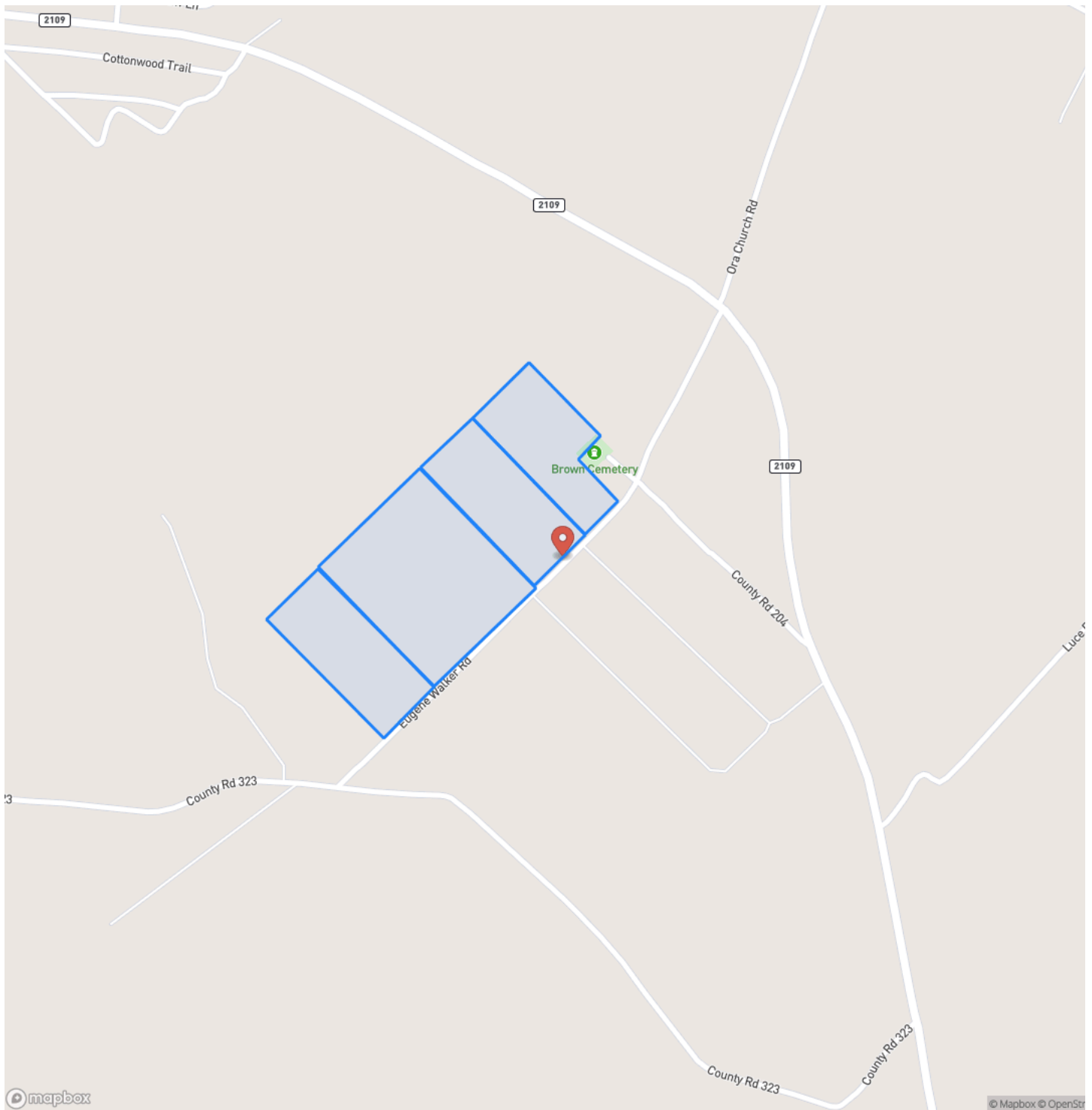


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## Locator Map

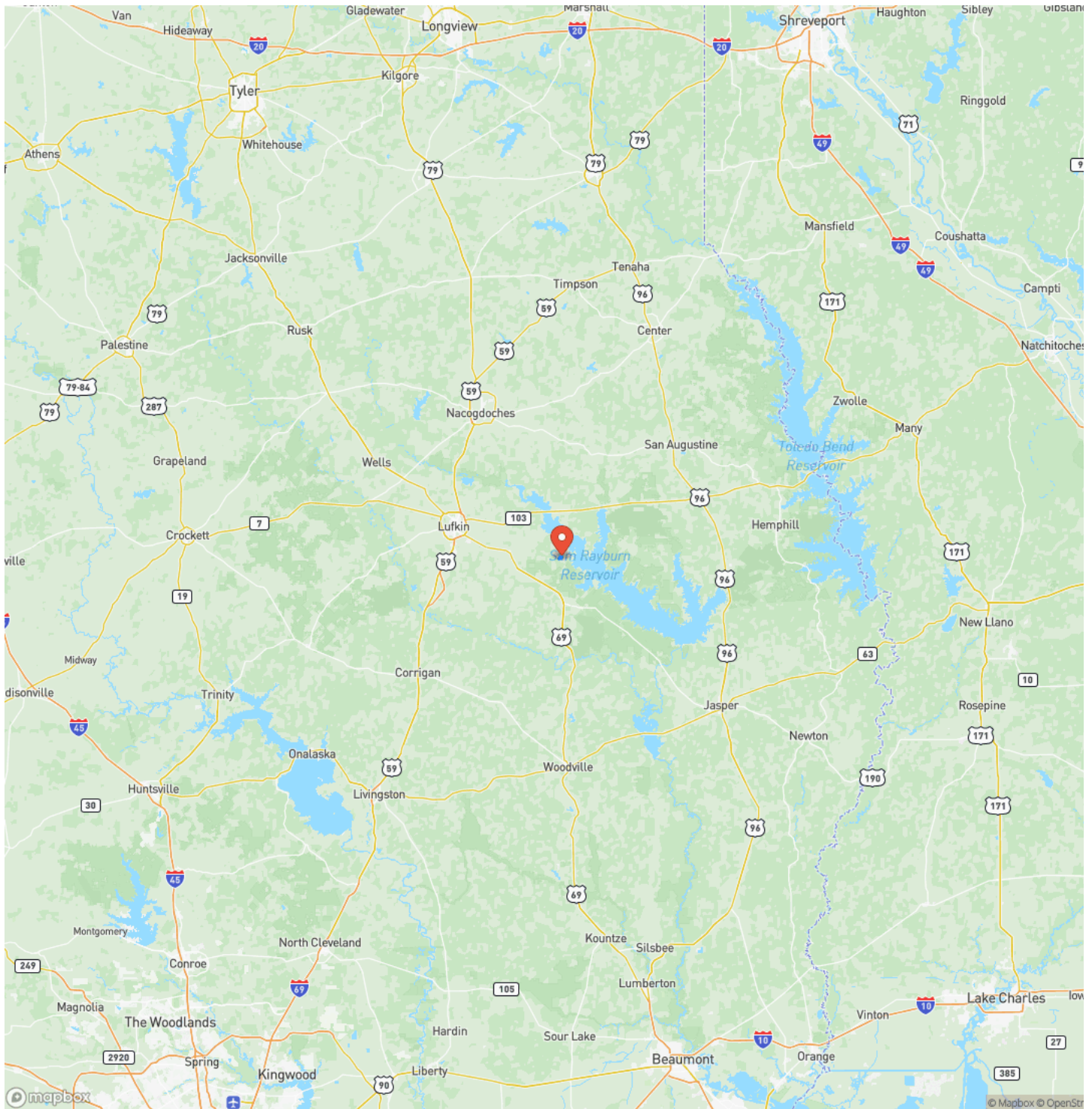


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## Locator Map





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## Satellite Map



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**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Robbi Flack Langley

## Mobile

(936) 295-2500

## Email

robby@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

## 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**

### **Listing Disclaimer**

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### **Title and Survey Disclaimer**

Required for division. Expense subject to negotiation. Seller requires use of seller's preferred surveyor/title company.

### **Mineral Disclaimer**

Oil and gas minerals have been reserved by prior owners. Other reservations subject to title and/or sellers contract when applicable.

### **Easement Disclaimer**

Visible and apparent and/or marked in field.

### **Tax Disclaimer**

Approximately \$5/Ac/Yr with timber exemption. Properties may qualify for future exemption subject to usage.

### **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.



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