

20 Acres | FM 3179
FM 3179
Huntsville, TX 77340

\$699,000
20± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

20 Acres | FM 3179
Huntsville, TX / Walker County

SUMMARY

Address

FM 3179

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Farms, Horse Property, Recreational Land

Latitude / Longitude

30.627678 / -95.722775

Taxes (Annually)

763

Acreage

20

Price

\$699,000

Property Website

<https://homelandprop.com/property/20-acres-fm-3179-walker-texas/84957/>



PROPERTY DESCRIPTION

Located in Walker County, this 20-acre property is set up with intention and practicality for agriculture, recreation, and future residential use. Accessed off of a paved FM road with public water and electricity! With a thoughtfully designed layout, premium infrastructure, and improved Bermuda mixed pasture, this property is turnkey ready.

Property Features:

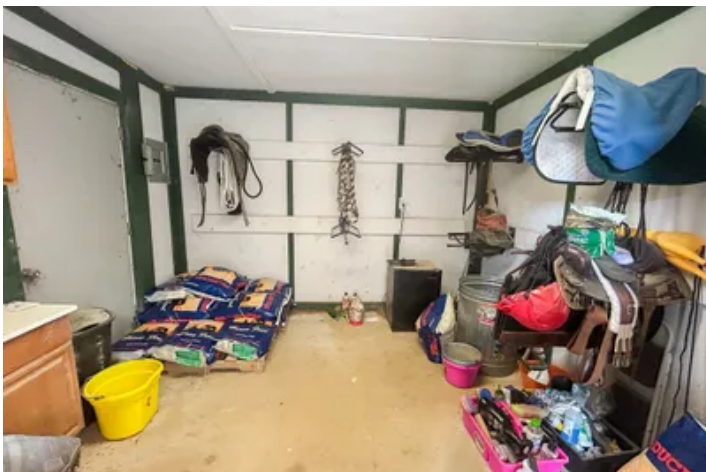
- 20 acres, fully usable and fenced
- 4 cross-fenced pastures with water lines extended to each
- 5 run-in sheds (25x30)
- Small creek on property
- 40x40 covered hay barn
- 30x30 equipment barn
- 40x60 horse barn with:
 - 7 horse stalls (12x12)
 - 2 air-conditioned tack rooms
- Round pen for training and exercise
- Wash rack station

This property is well-suited for horse owners and anybody looking for an easily accessible legacy tract to continue growing!

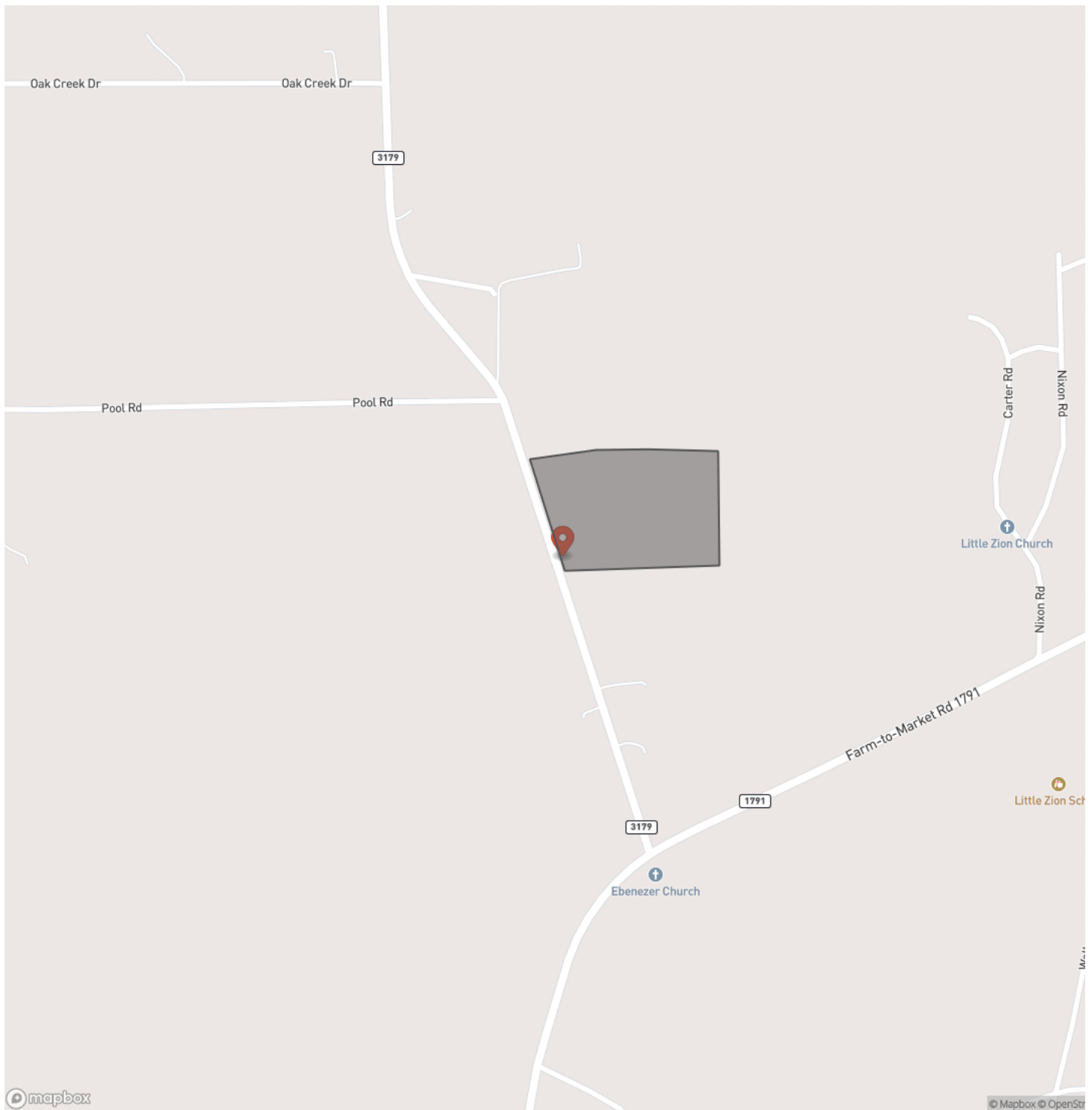
Utilities: Electric available, Water available

Utility Providers: MidSouth Synergy, Walker County SUD

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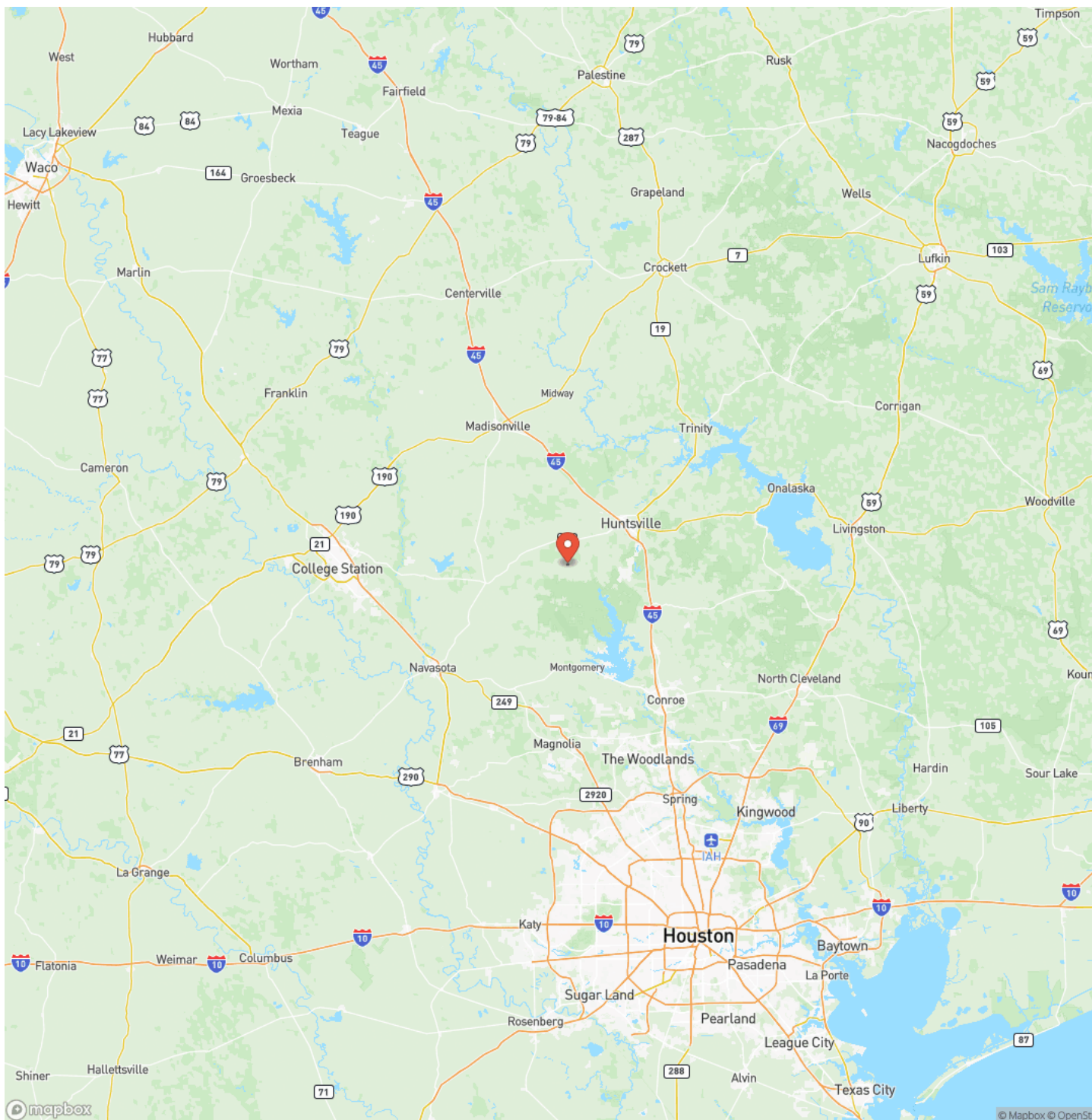


Locator Map



20 Acres | FM 3179
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mikayla Burris

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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 Agriculture 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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