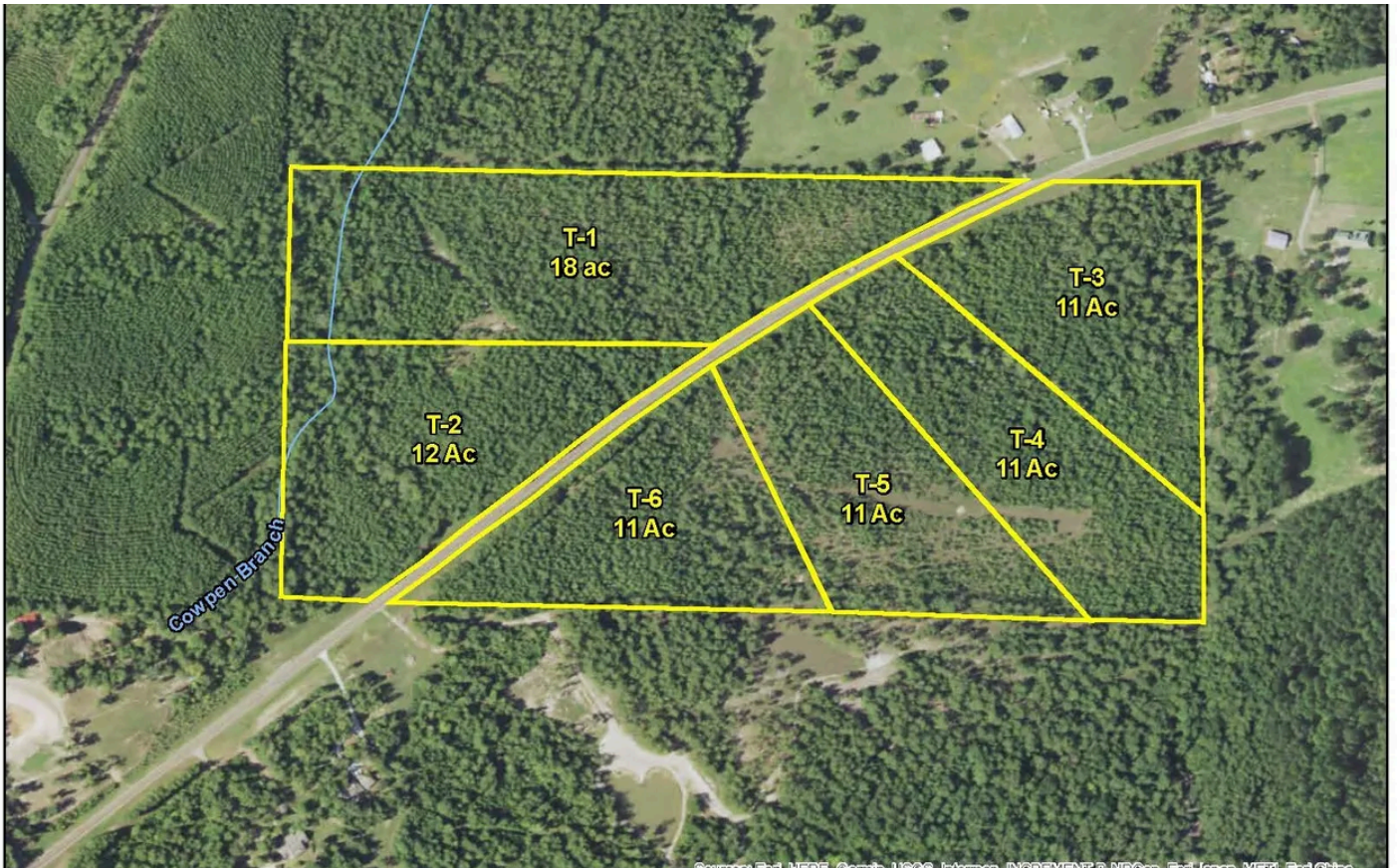


12 Acres | Rec Road 255 | T-2
Rec Road 255
Colmesneil, TX 75938

\$96,000
12± Acres
Tyler County



**12 Acres | Rec Road 255 | T-2
Colmesneil, TX / Tyler County**

SUMMARY

Address

Rec Road 255

City, State Zip

Colmesneil, TX 75938

County

Tyler County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.98134 / -94.294062

Acreage

12

Price

\$96,000

Property Website

<https://homelandprop.com/property/12-acres-rec-road-255-t-2-tyler-texas/75707/>



12 Acres | Rec Road 255 | T-2
Colmesneil, TX / Tyler County

PROPERTY DESCRIPTION

Fronting [Rec Road 255](#) in Tyler County, Texas. Naturally wooded in pine trees with hardwood mix. Great location and access. Estate sale property offering high and dry land in a low population, low traffic area. East Texas timberlands abound the area/region. Homesites, lake sites, recreation, hunting, the uses are multiple. Call today to schedule a tour !

Utility providers: Sam Houston Electric Cooperative, Tyler County WSC

Utilities: Electricity available by extension

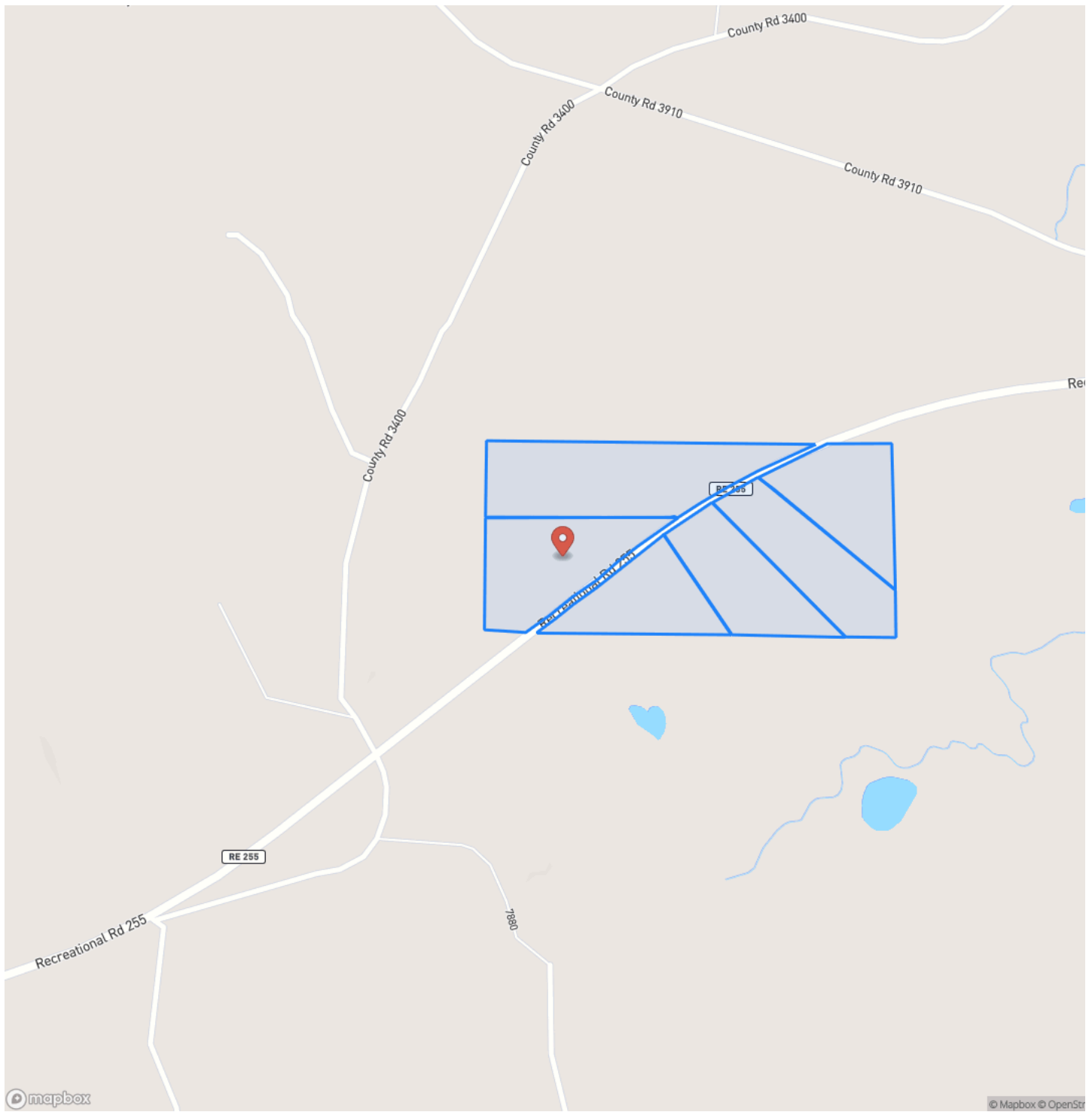
Topography: Gently rolling, densely wooded tracts with no floodplain per maps on file. See Topography Map herein.

School District: Colmesneil ISD

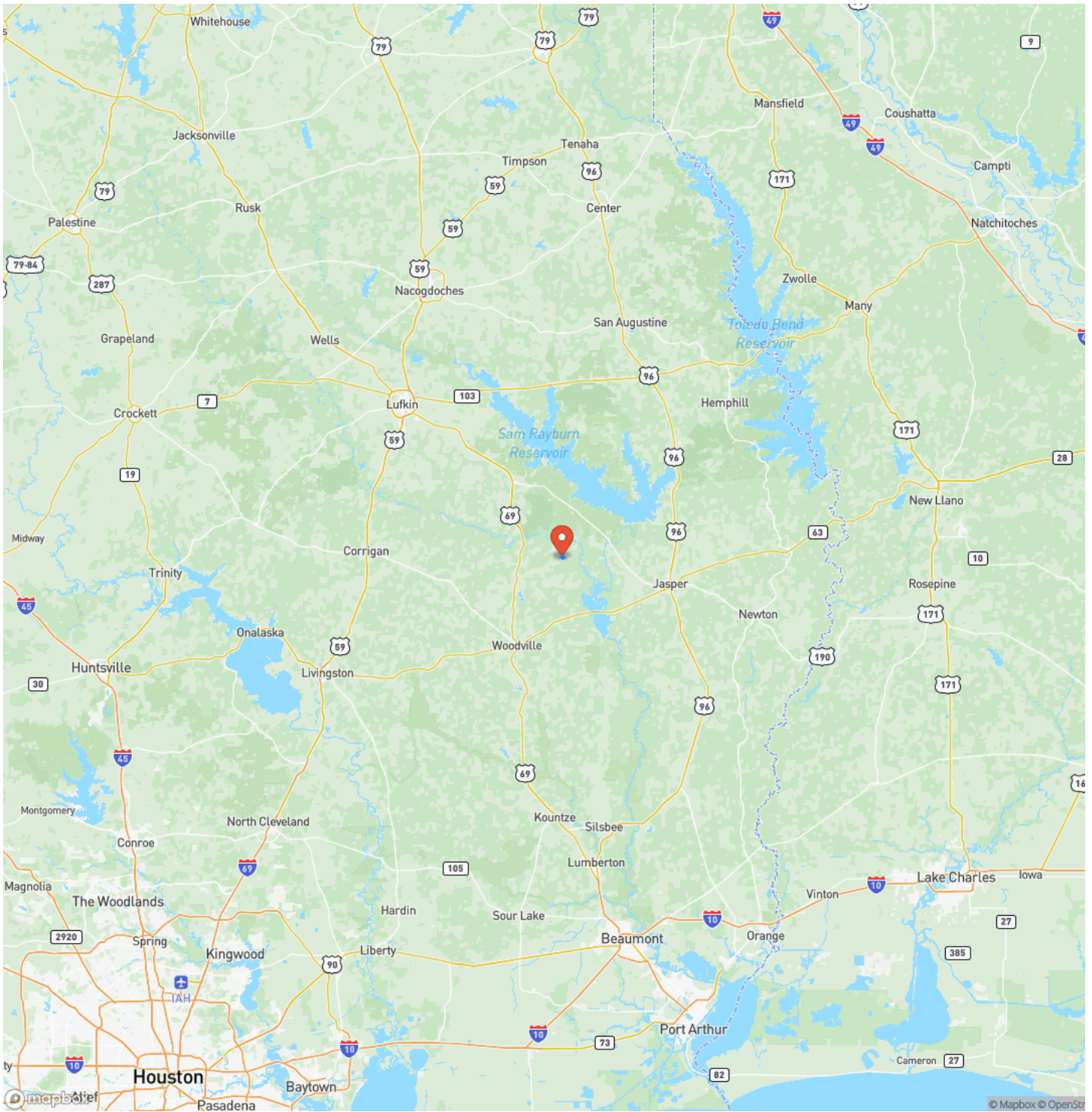




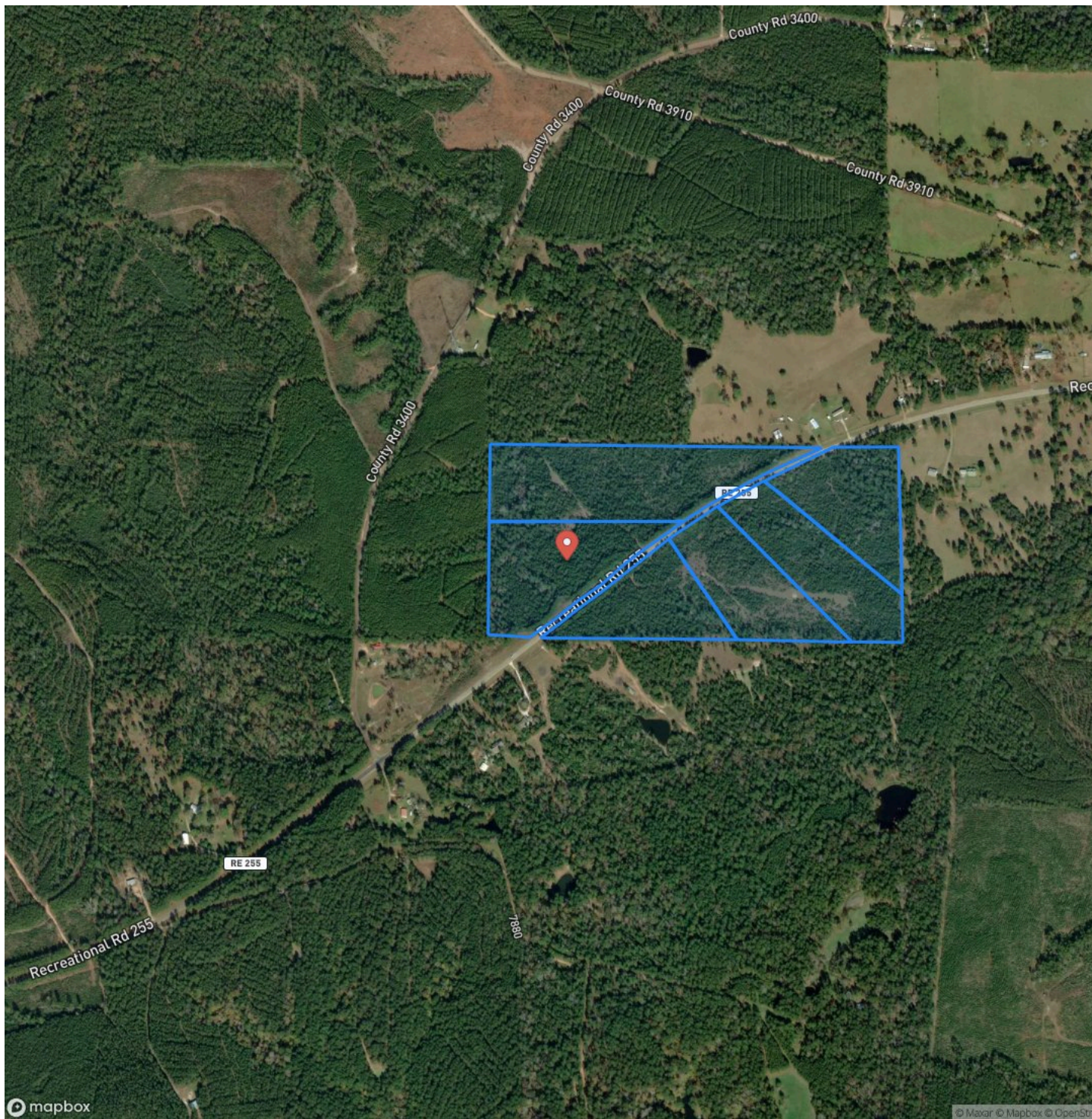
Locator Map



Locator Map



Satellite Map



12 Acres | Rec Road 255 | T-2
Colmesneil, TX / Tyler County

LISTING REPRESENTATIVE

For more information contact:



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Andy Flack

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City / State / Zip

Huntsville, TX 77340

NOTES

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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