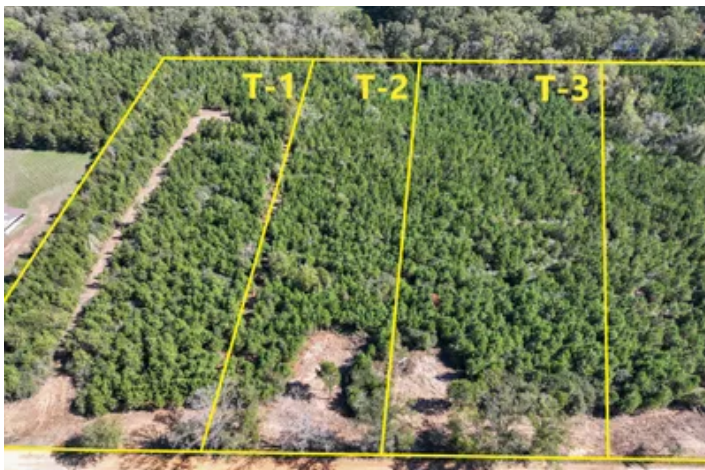


5 Acres | CR 3121 | T-3
CR 3121
Long Branch, TX 75669

\$56,478
5.510± Acres
Panola County



MORE INFO ONLINE:
www.homelandprop.com

5 Acres | CR 3121 | T-3
Long Branch, TX / Panola County

SUMMARY

Address

CR 3121

City, State Zip

Long Branch, TX 75669

County

Panola County

Type

Ranches, Lot, Recreational Land

Latitude / Longitude

32.0671995651 / -94.6005696042

Acreage

5.510

Price

\$56,478

Property Website

<https://homelandprop.com/property/5-acres-cr-3121-t-3-panola-texas/73917/>



MORE INFO ONLINE:

www.homelandprop.com

5 Acres | CR 3121 | T-3
Long Branch, TX / Panola County

PROPERTY DESCRIPTION

This is your chance to own a private piece of East Texas. This unique opportunity offers 3-10 acre tracts wooded in young pine plantation. Nestled in the serene countryside, this property provides a peaceful retreat away from the city while still being conveniently close to Carthage, Mt. Enterprise, and Henderson, TX. These tracts are ideally set up with an electricity easement already in place, cleared boundary lines, and an opening at the front of each division. Electricity has been installed on Tracts 1 and 2. Divisions are restricted to maintain the integrity of this small acreage community and ensure peaceful, recreational living.

Seller Financing Terms: 20% Down, 11% Interest, 8 Year Term

Utilities: Electricity available by extension, Well likely required, water company to confirm availability

Utility Providers: Rusk County Electric Cooperative, Minden-Brachfield Water Supply

School District: Carthage ISD



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5 Acres | CR 3121 | T-3
Long Branch, TX / Panola County

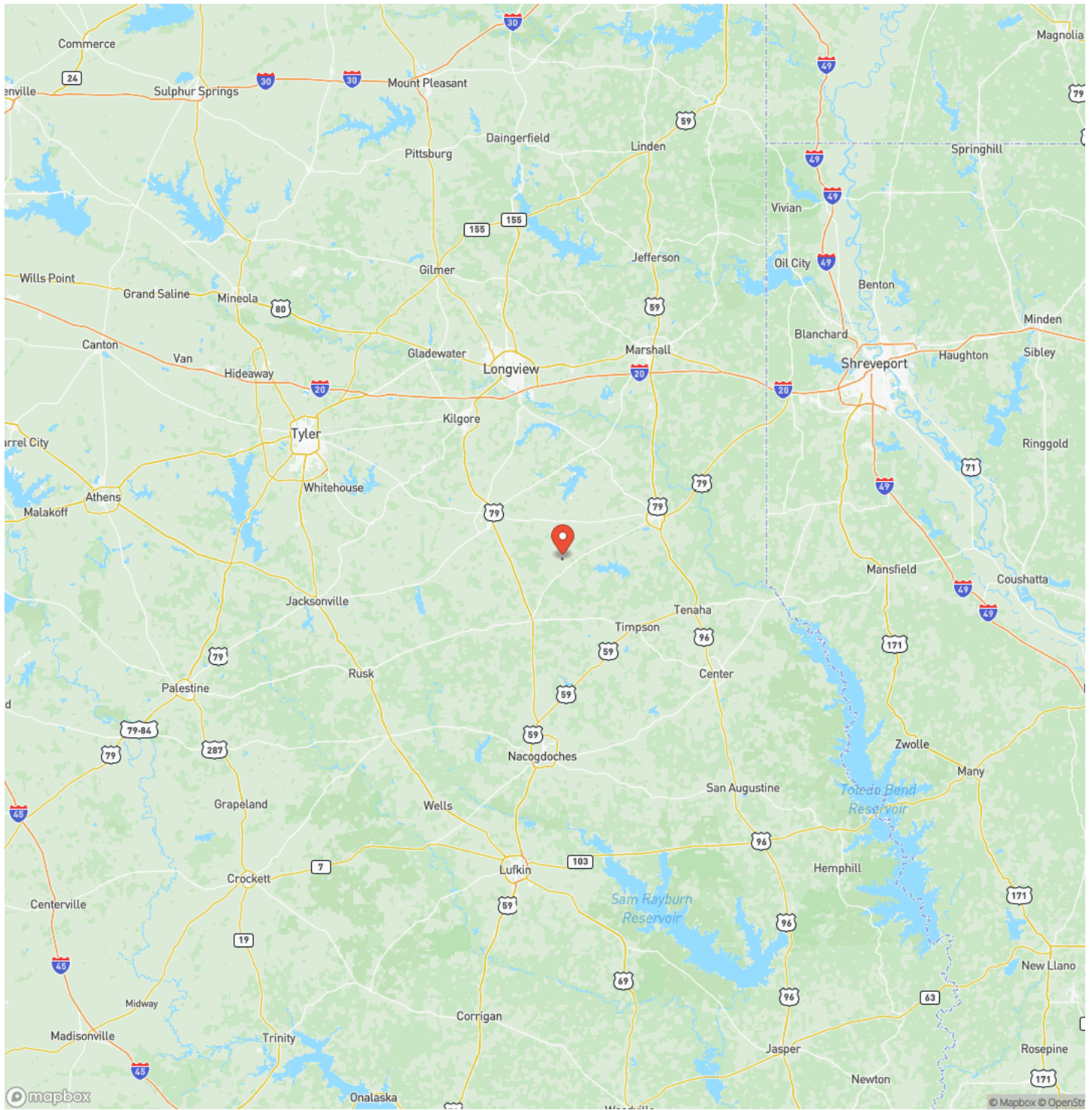


MORE INFO ONLINE:
www.homelandprop.com

Locator Map



Locator Map



Satellite Map



5 Acres | CR 3121 | T-3
Long Branch, TX / Panola County

LISTING REPRESENTATIVE
For more information contact:



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(713) 714-0756
Email
sydney@homelandprop.com
Address
1600 Normal Park Dr
City / State / Zip
Huntsville, TX 77340

NOTES

DISCLAIMERS

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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.



MORE INFO ONLINE:

www.homelandprop.com

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(936) 295-2500
www.homelandprop.com



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