

380 Acres | T-7 | FM 2610
FM 2610
Livingston, TX 77351

\$2,337,000
380± Acres
Polk County



MORE INFO ONLINE:
<https://homelandprop.com/>

380 Acres | T-7 | FM 2610
Livingston, TX / Polk County

SUMMARY

Address

FM 2610

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Timberland, Recreational Land, Hunting Land

Latitude / Longitude

30.508029 / -94.826729

Acreage

380

Price

\$2,337,000

Property Website

<https://homelandprop.com/property/380-acres-t-7-fm-2610-polk-texas/102509/>



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PROPERTY DESCRIPTION

380 acres in south Polk County, Texas. Great access from FM 2610 AND Tullos Loop, a county-maintained rock road. Dual frontage ! New gate entrances. Well managed timberland in varying ages of pine plantation with mixed hardwoods. Rolling up to upland flat topography with no floodplain per the topography maps provided herein. Great soils. Huge recreational and/or development potential. 1st time open market offering ! Electricity available. Clean with no oil and gas sites, bisecting pipelines, or easements known. One pipeline along FM 2610 frontage. Large tracts in this proximity to Houston, TX, in this price range, are getting scarcer. This is a beautiful tract with great access, great topography, great location, soils, trees, creeks, lake sites, wildlife...

Utilities: Electric available

Utility Provider: Sam Houston Electric Cooperative



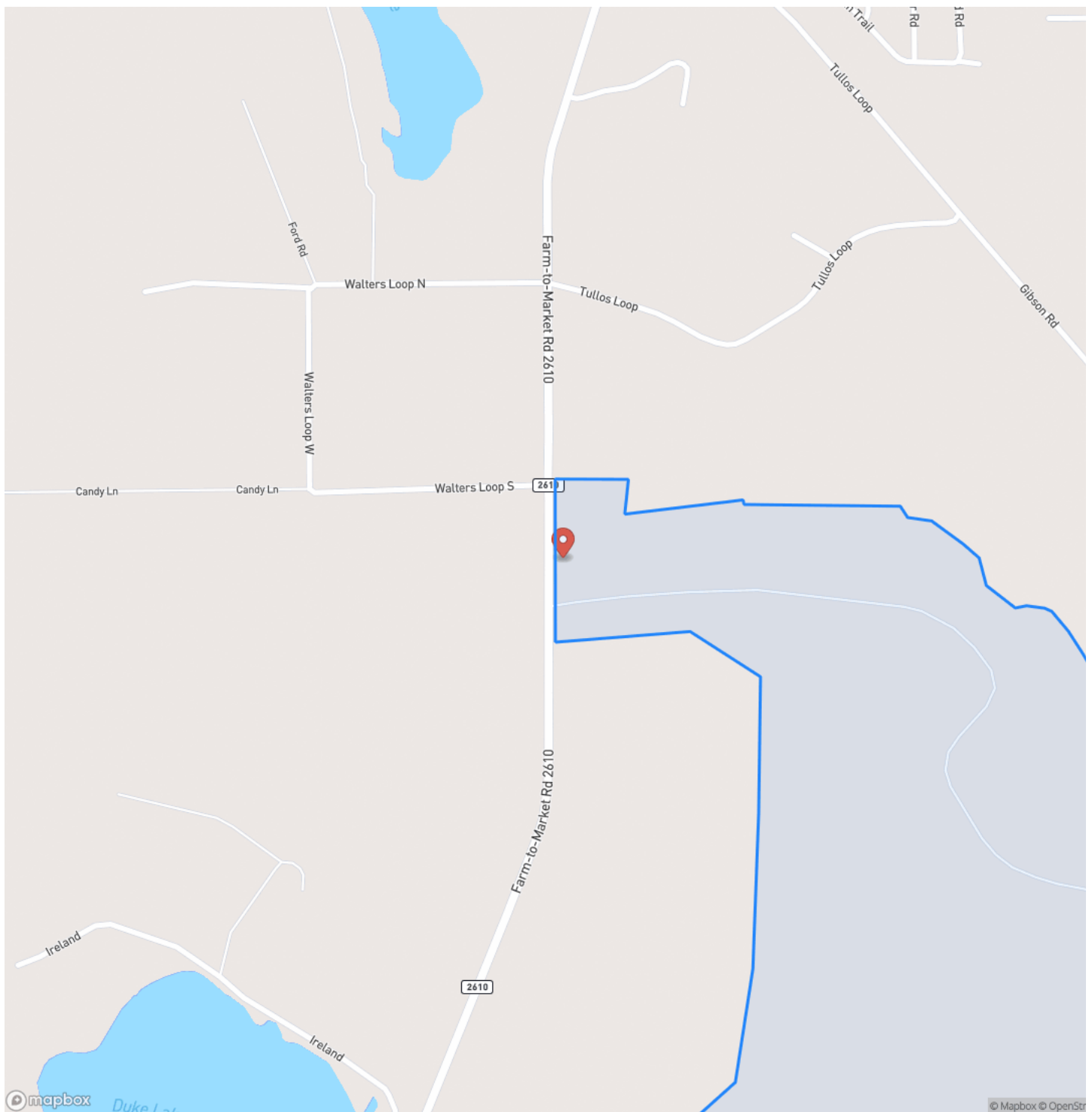
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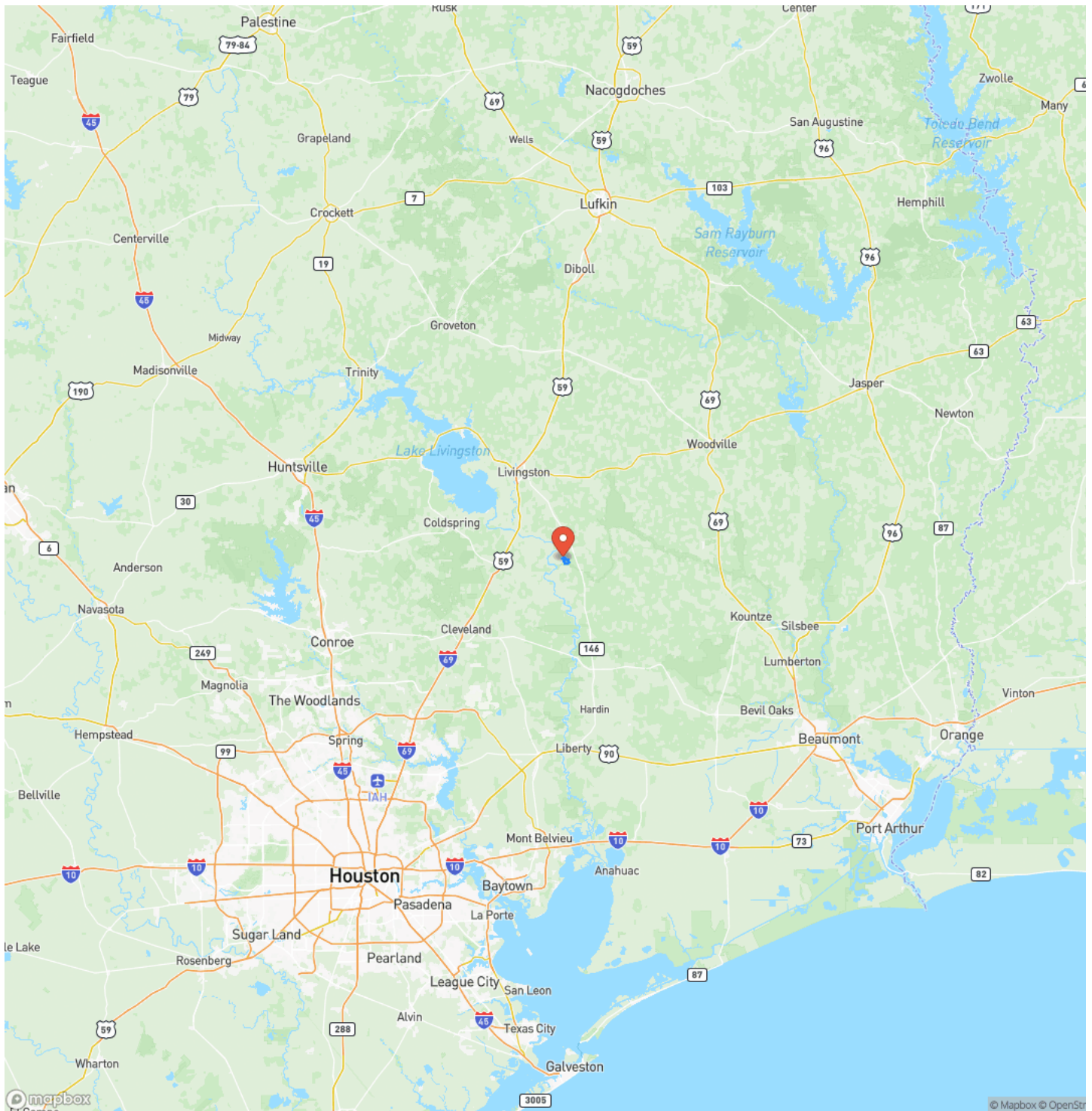
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Locator Map



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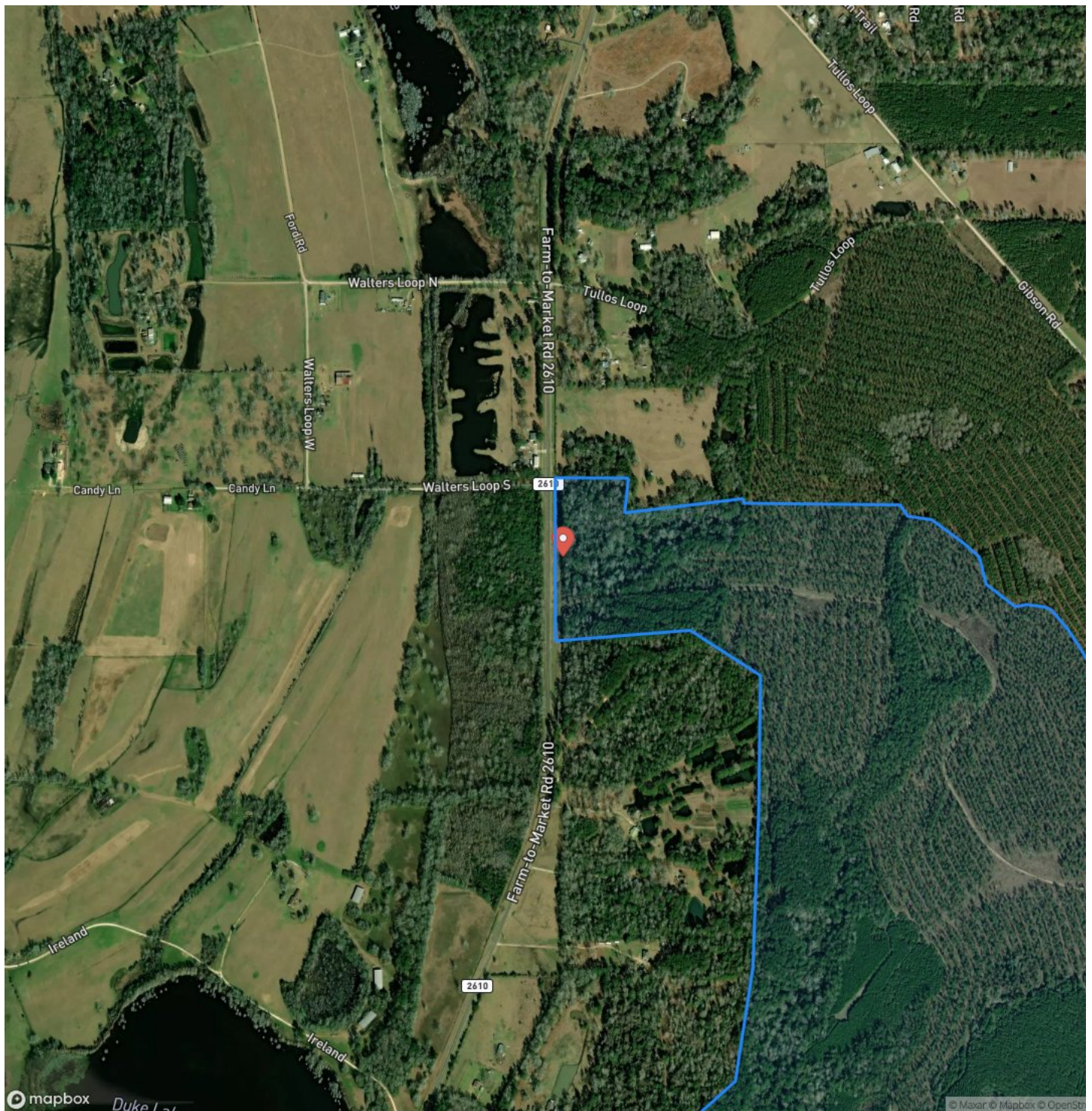


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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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.



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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 Timber 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. Pipeline along FM 2610 frontage. Utility.



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