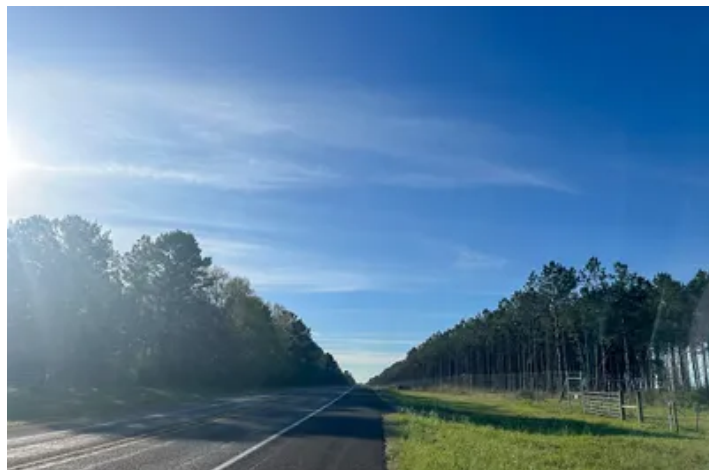


2339 Acres | T-3 | Highway 146
Highway 146
Livingston, TX 77351

\$12,045,850
2,339± Acres
Polk County



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

2339 Acres | T-3 | Highway 146
Livingston, TX / Polk County

SUMMARY

Address

Highway 146

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Timberland, Recreational Land, Hunting Land

Latitude / Longitude

30.584027 / -94.84517

Acreage

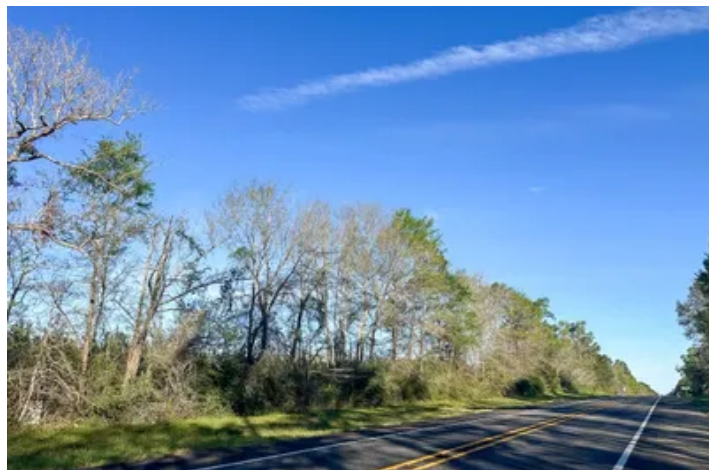
2,339

Price

\$12,045,850

Property Website

<https://homelandprop.com/property/2339-acres-t-3-highway-146/polk/texas/102417/>



MORE INFO ONLINE:

<https://homelandprop.com/>

2339 Acres | T-3 | Highway 146
Livingston, TX / Polk County

PROPERTY DESCRIPTION

BIG Timberlands in south Polk County, Texas. Great access from SH 146. Well managed timberland in varying ages of pine plantation with mixed hardwoods in creek drains. Rolling topography with no floodplain per the topography maps provided herein. Great soils. Huge recreational and/or development potential. High fence candidates with high fence neighbor to the south. Bisected by Sally Creek and Isham Branch. 1st time open market offering ! Electricity available. Tracts exhibit some oil/gas activity in the NE area near the SH 146/FM 2665 intersection, with associated pipelines. Large tracts in this proximity to Houston, TX, in this price range, are getting scarcer.

Utilities: Electric available

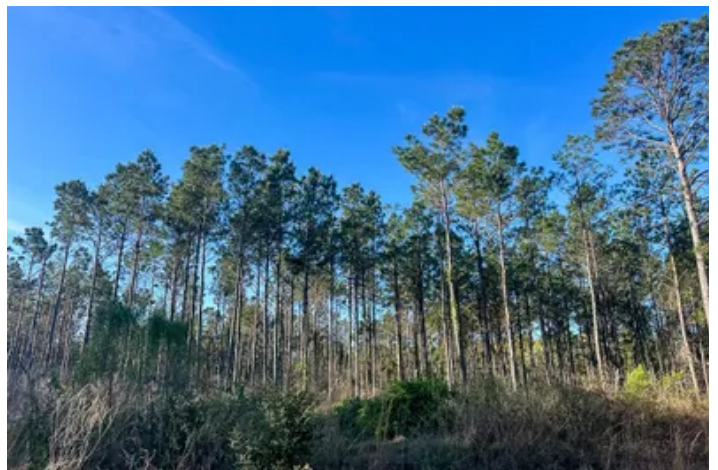
Utility Provider: Sam Houston Electric Cooperative



MORE INFO ONLINE:

<https://homelandprop.com/>

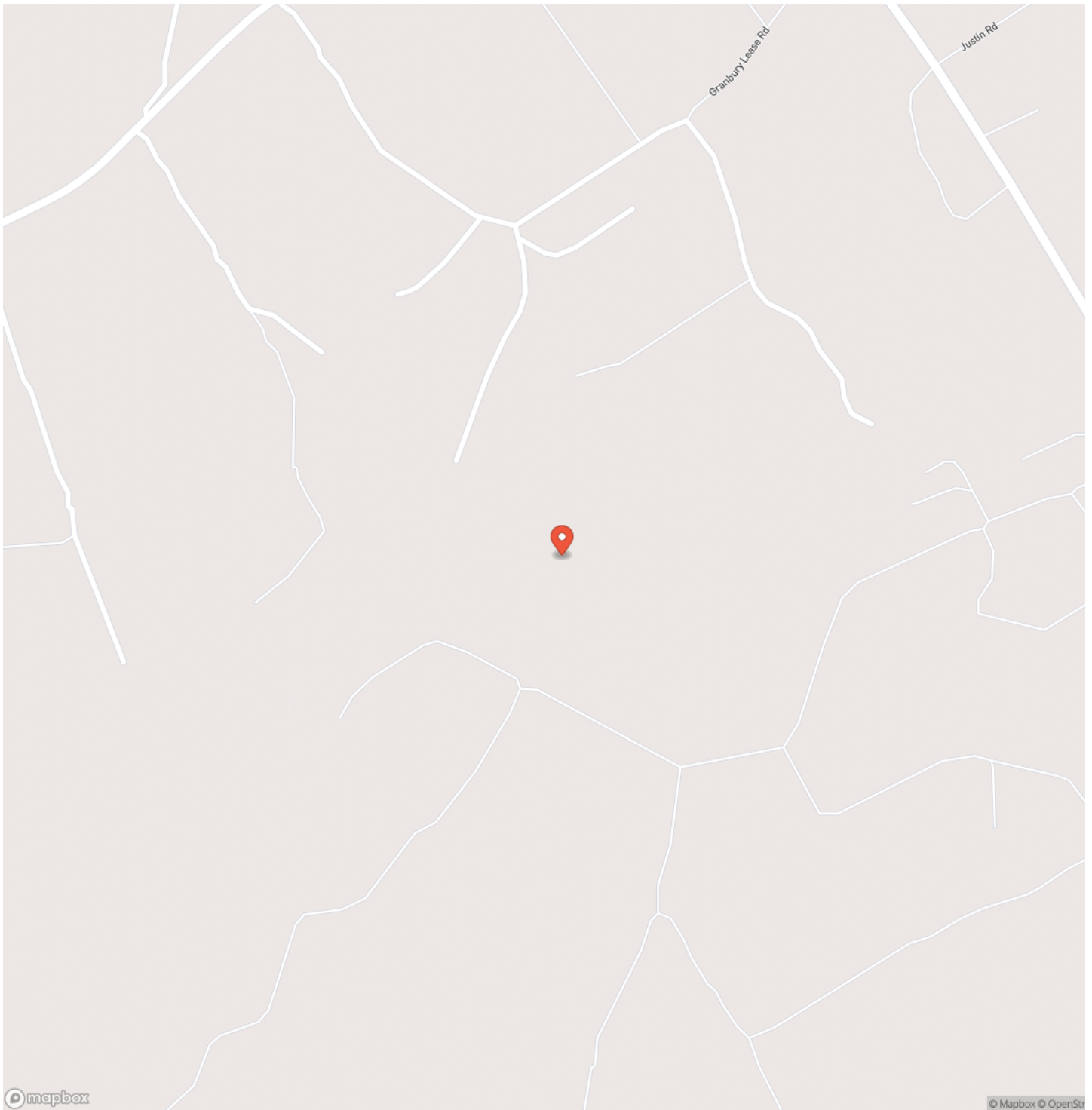
2339 Acres | T-3 | Highway 146
Livingston, TX / Polk County



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

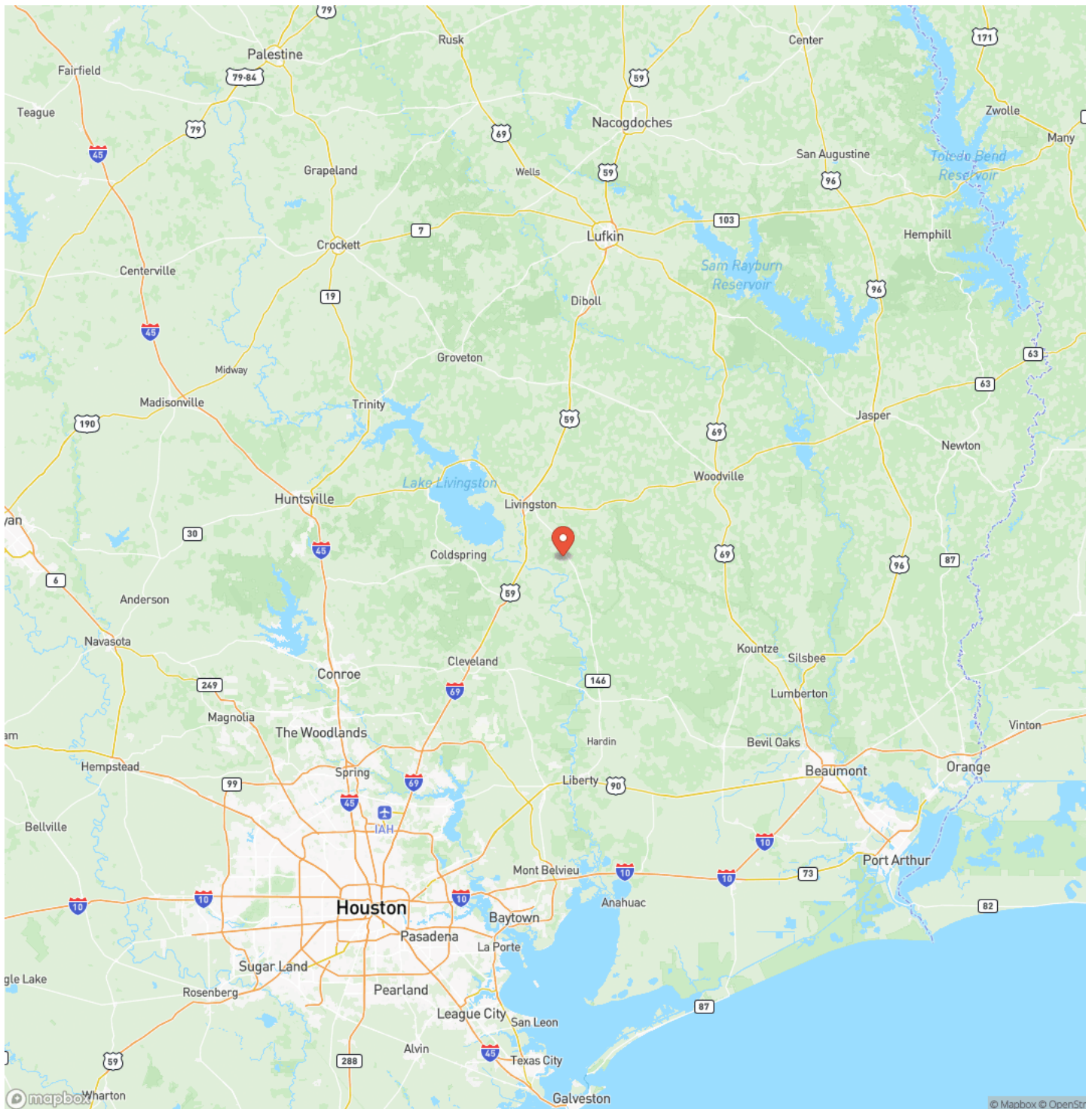
2339 Acres | T-3 | Highway 146
Livingston, TX / Polk County

Locator Map



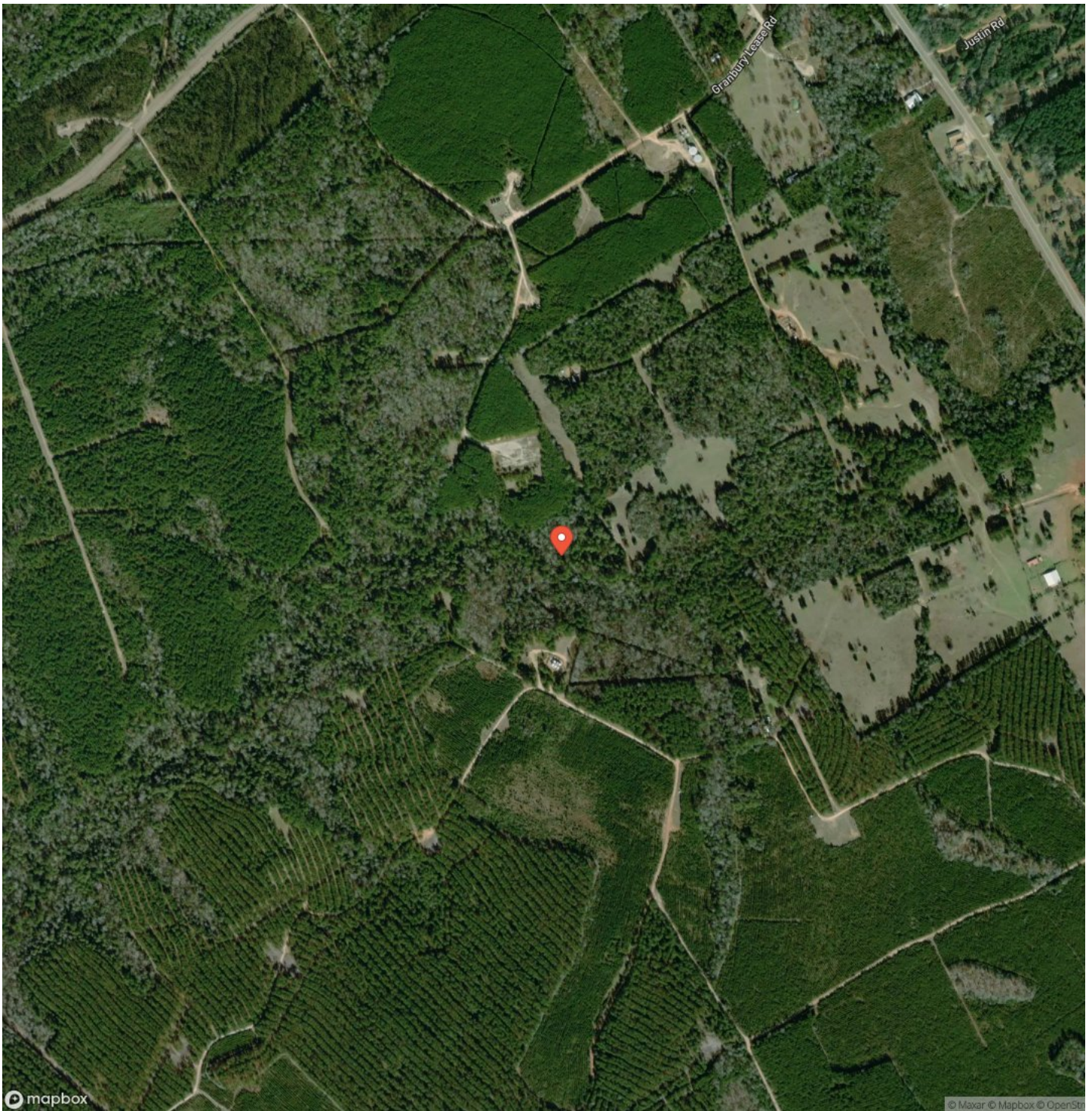
MORE INFO ONLINE:
<https://homelandprop.com/>

Locator Map



2339 Acres | T-3 | Highway 146
Livingston, TX / Polk County

Satellite Map



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

2339 Acres | T-3 | Highway 146
Livingston, TX / Polk County

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

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

<https://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.



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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. Oil and gas well sites, pipelines, utility.



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