

12 Acres | County Road 1115
County Road 1115
Atlanta, TX 75551

\$54,000
12± Acres
Cass County



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

12 Acres | County Road 1115
Atlanta, TX / Cass County

SUMMARY

Address

County Road 1115

City, State Zip

Atlanta, TX 75551

County

Cass County

Type

Undeveloped Land, Recreational Land

Latitude / Longitude

33.086872 / -94.269728

Taxes (Annually)

\$486

Acreage

12

Price

\$54,000

Property Website

<https://homelandprop.com/property/12-acres-county-road-1115/cass/texas/105646/>



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PROPERTY DESCRIPTION

Located on County Road 1115 in Cass County, between Linden and Atlanta. This property offers a practical East Texas setting with room for a future homesite, weekend retreat, or recreational use. The acreage provides a quiet rural feel while remaining manageable in size, giving buyers flexibility without the upkeep of a larger property. A solid small-acreage opportunity for those looking to enjoy the privacy and pace of country living.

Part of a multi-tract offering on County Road 1115. Additional acreage options available. Contact broker for tract sizes, pricing, and purchase options.

Utilities: Electricity available

Utility Providers: Bowie-Cass Electric Coop



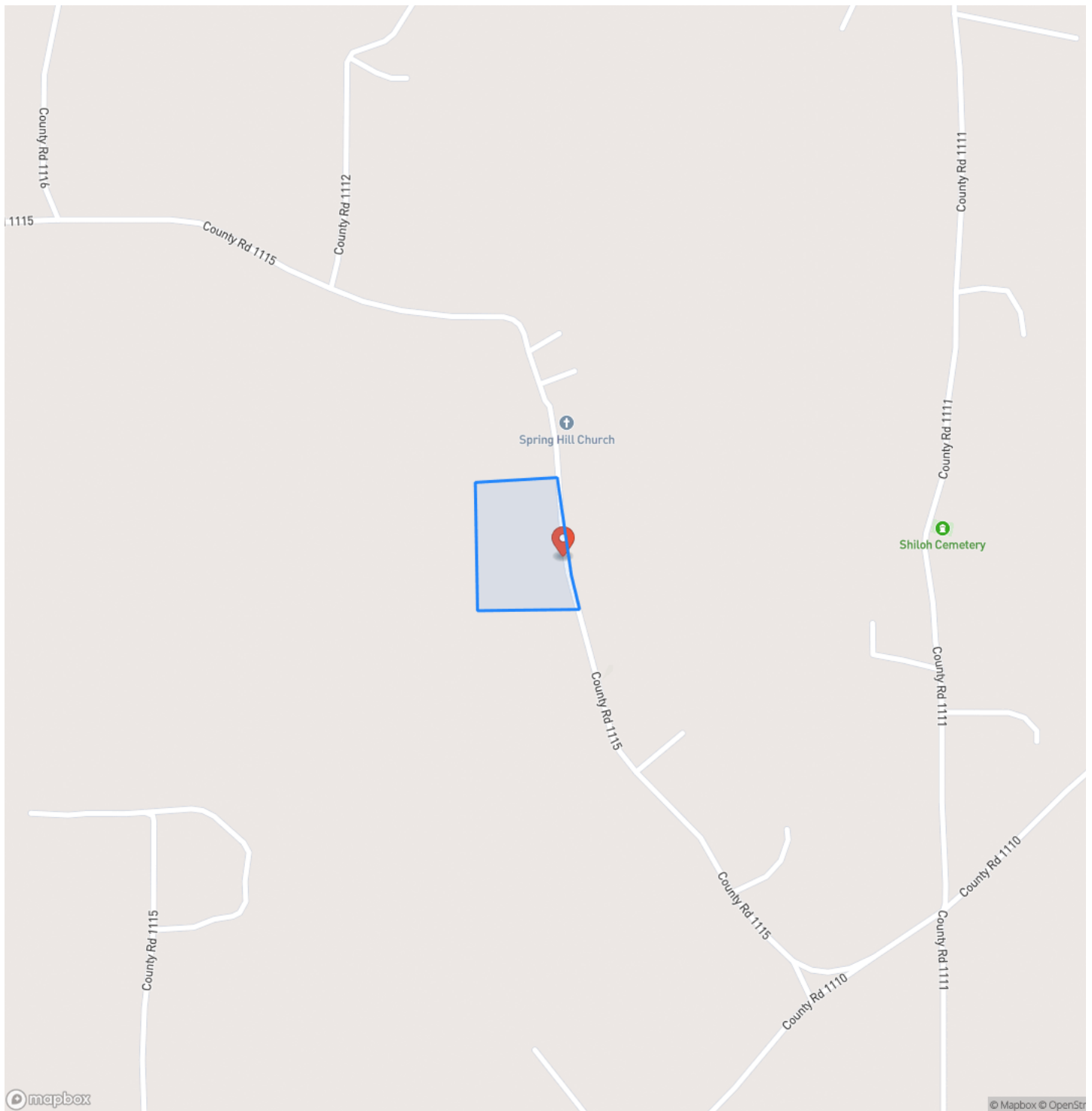
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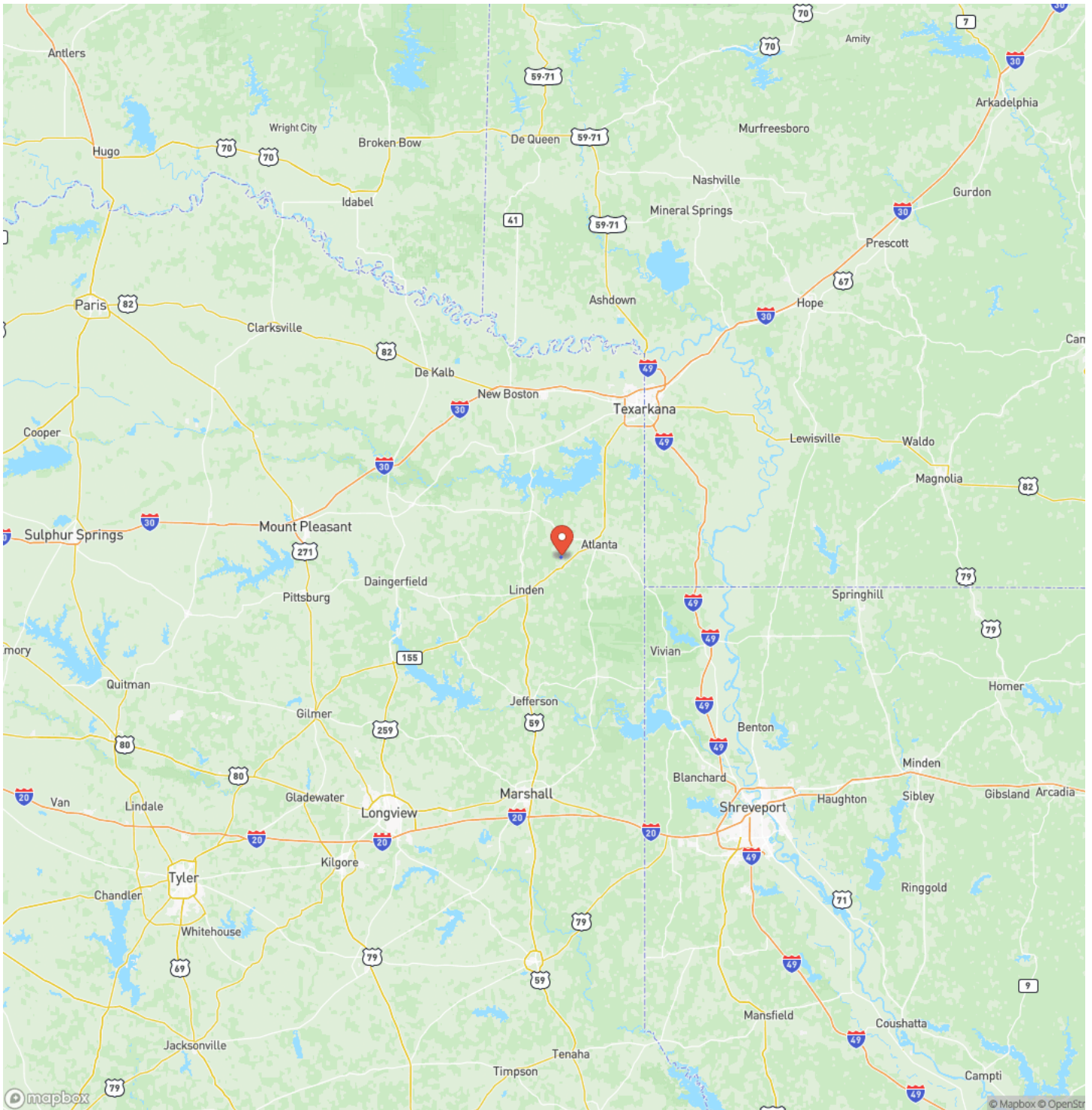


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Locator Map

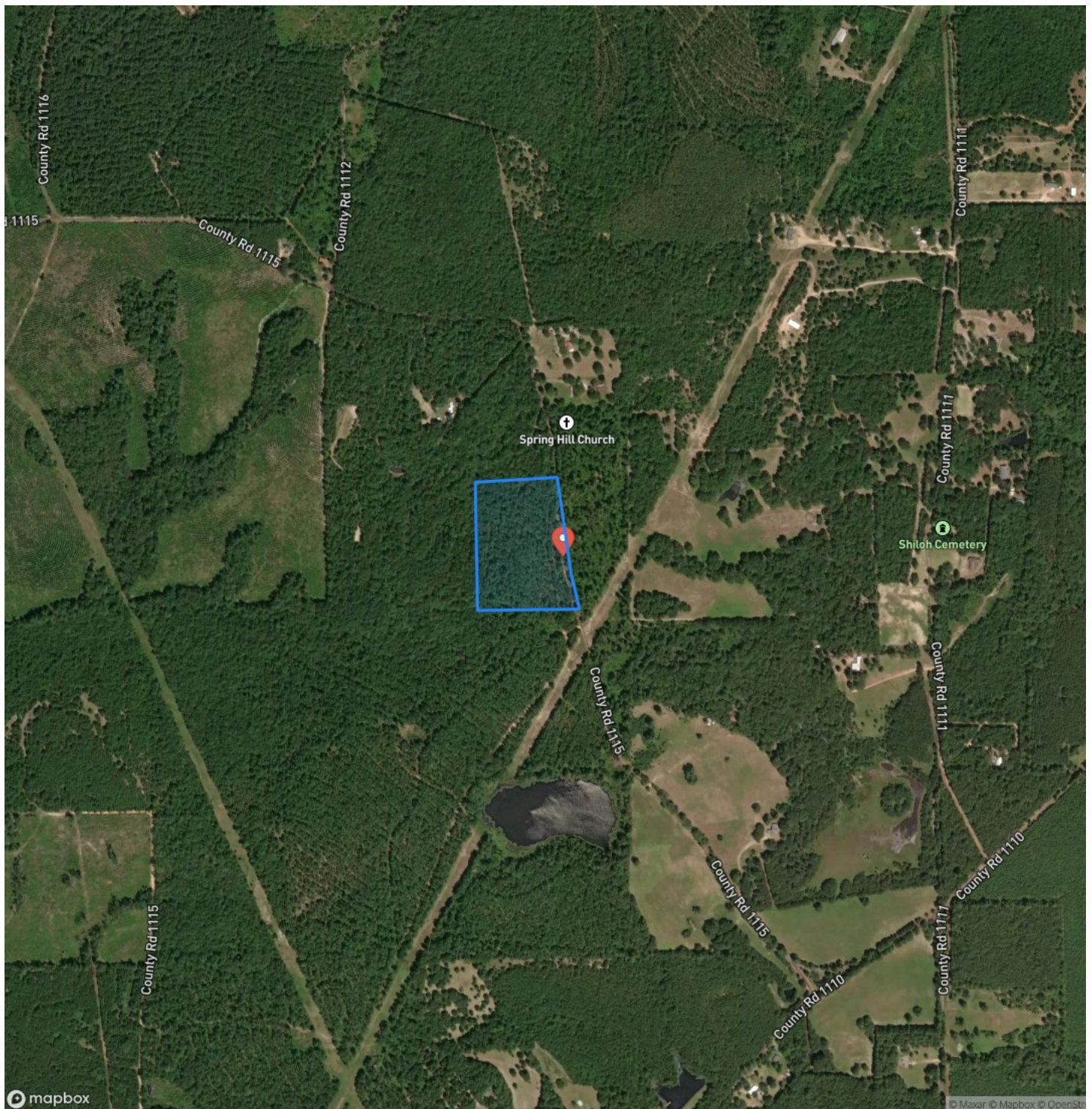


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Cherry

Mobile

(936) 581-3809

Email

ccherry@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

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.



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