

188 Acres | County Road 3725 | 01417
CR 3725
Colmesneil, TX 75938

\$830,490
188± Acres
Tyler County



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

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Colmesneil, TX / Tyler County

SUMMARY

Address

CR 3725

City, State Zip

Colmesneil, TX 75938

County

Tyler County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

30.9357603764 / -94.253299473

Taxes (Annually)

\$567

Acreage

188

Price

\$830,490

Property Website

<https://homelandprop.com/property/188-acres-county-road-3725-01417/tyler/texas/73803/>



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PROPERTY DESCRIPTION

High rolling hills off the creek breaks of B.A Steinhagen Lake. 1st time open market offering for this unique tract on a low traffic county maintained, paved, road. Electricity and water available along road. Quiet setting with good accessibility. Young pine plantation with hardwoods in and along creek drains. Tree farm or ready for conversion.

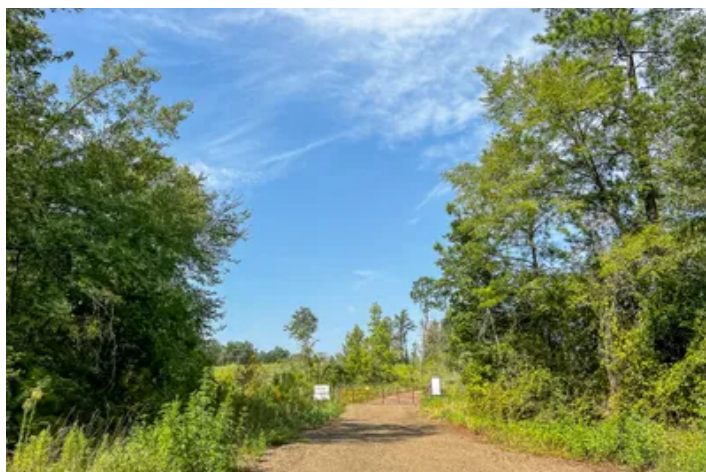
Utilities: Electricity available, Water available

School District: Colmesneil ISD



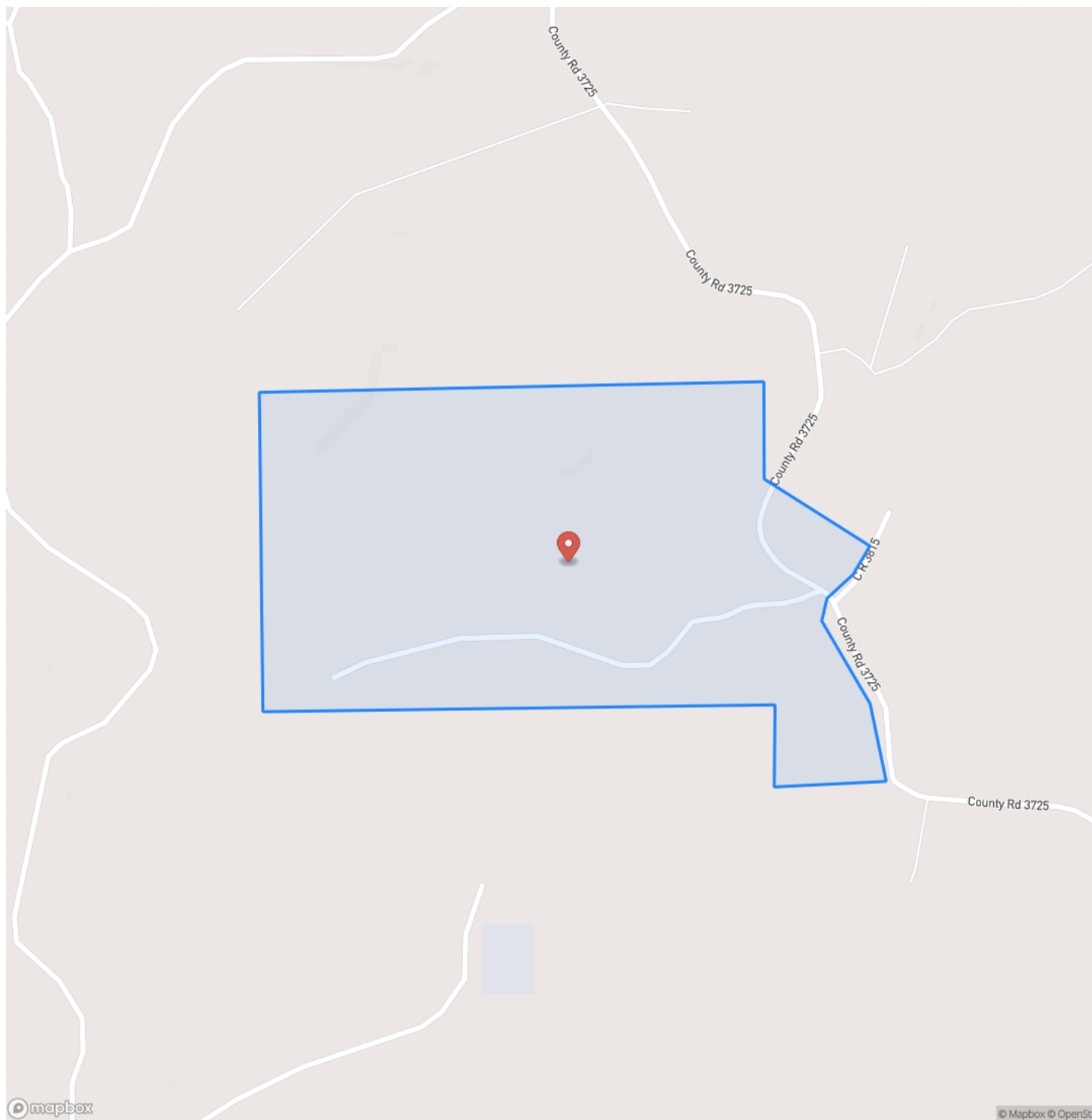
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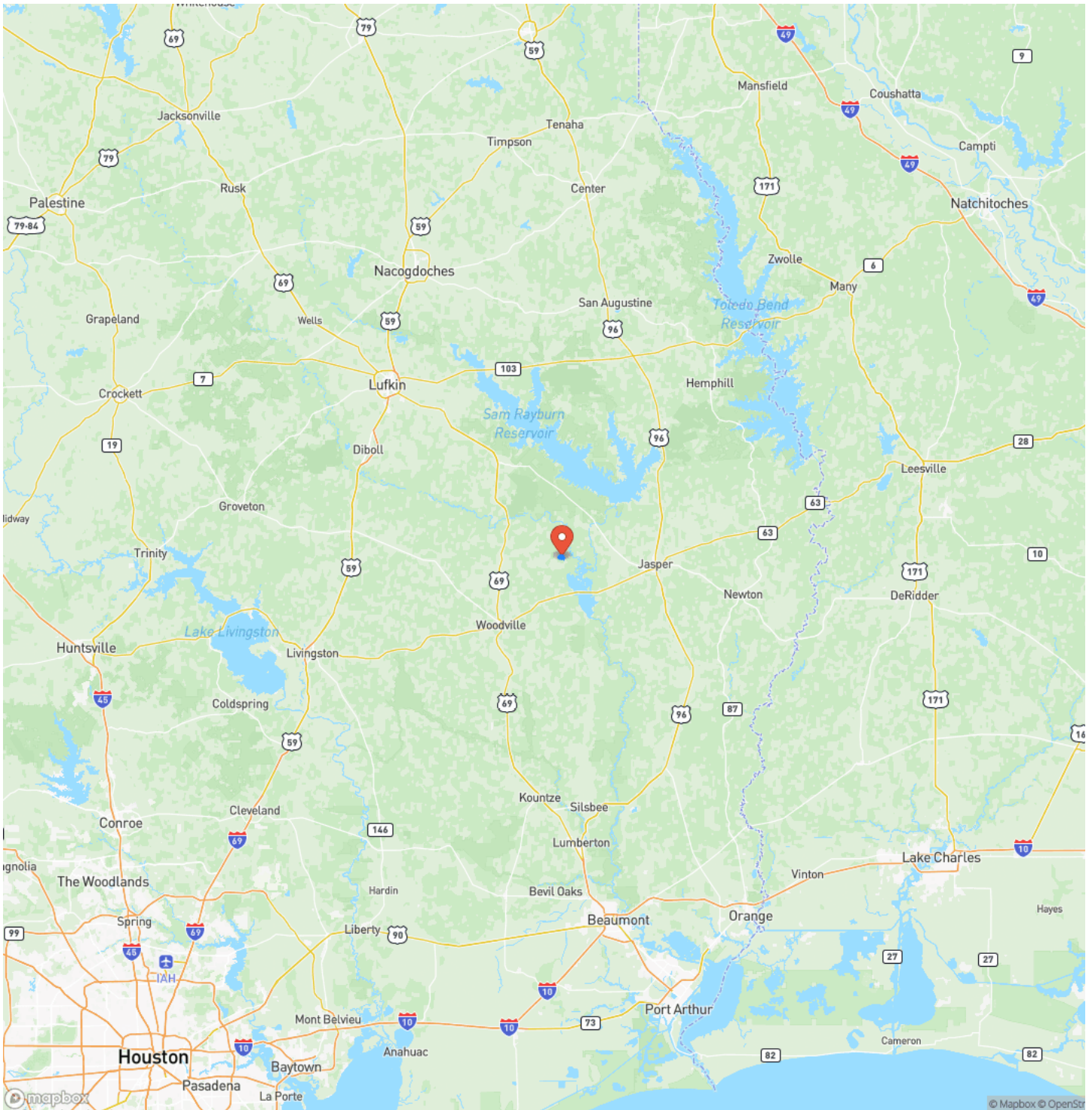
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Locator Map



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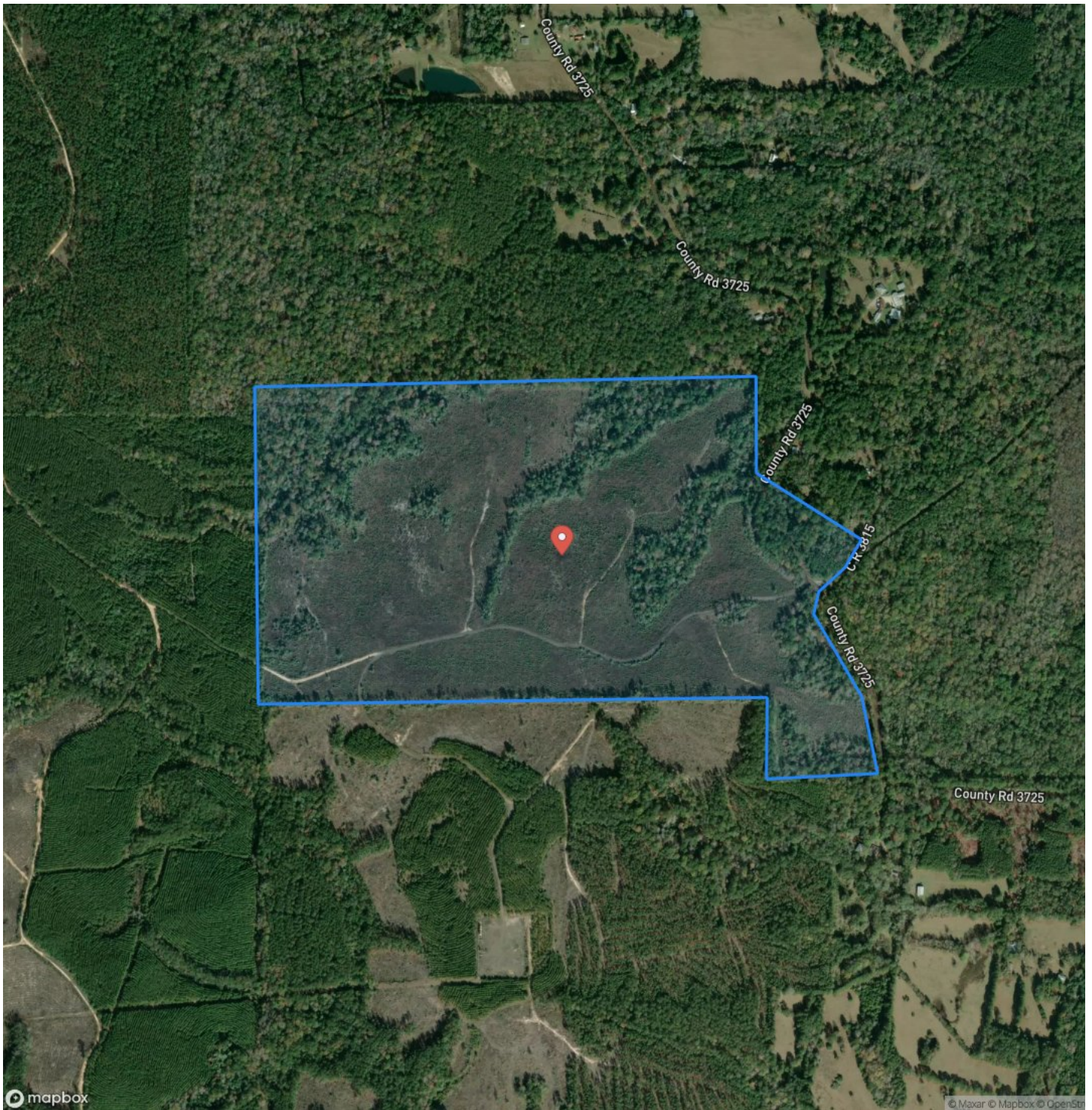
Locator Map



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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

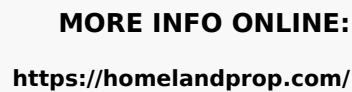
Huntsville, TX 77340

NOTES



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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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