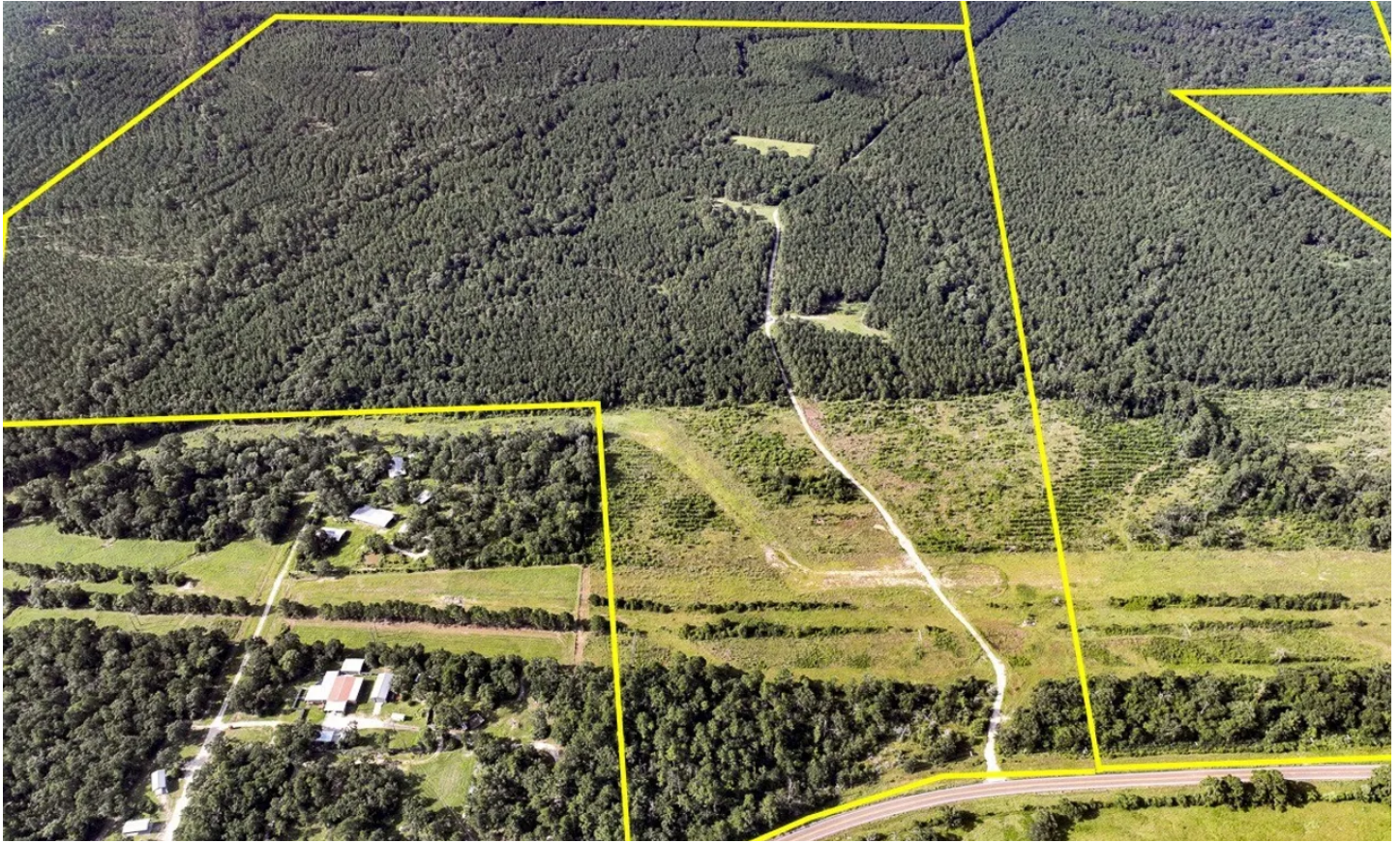


432 Acres | T-6 | FM 2989
FM 2989
Huntsville, TX 77320

\$2,851,200
432± Acres
Walker County



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

432 Acres | T-6 | FM 2989
Huntsville, TX / Walker County

SUMMARY

Address

FM 2989

City, State Zip

Huntsville, TX 77320

County

Walker County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

30.871016 / -95.676433

Acreage

432

Price

\$2,851,200

Property Website

<https://homelandprop.com/property/432-acres-t-6-fm-2989/walker/texas/84951/>



MORE INFO ONLINE:

<https://homelandprop.com/>

432 Acres | T-6 | FM 2989
Huntsville, TX / Walker County

PROPERTY DESCRIPTION

New offering ! Never marketed in this configuration. Development and/or recreational potential. Rolling topography in varying ages of southern pine trees with hardwoods in creek drains. Good drainage and high and dry. Good access and frontage on FM 2989 via Interstate 45 or FM 247. Electricity available along FM 2989. 1 to 1.5 hours north of Houston, Texas. This property adjoins [106 acres on FM 247](#) that is also for sale.

Utilities: Electric available, Water available (subject to confirmation)

Utility Providers: MidSouth Synergy, Walker County SUD



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



Locator Map



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

Locator Map



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

Satellite Map



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

432 Acres | T-6 | FM 2989
Huntsville, TX / Walker 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/>

[illegible]

DISCLAIMERS

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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 .Pipelines and electric transmission line along FM 2989.



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