

23 Acres | 438 Cody Road
438 Cody Road
Groveton, TX 75845

\$213,900
23.840± Acres
Trinity County



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

23 Acres | 438 Cody Road
Groveton, TX / Trinity County

SUMMARY

Address

438 Cody Road

City, State Zip

Groveton, TX 75845

County

Trinity County

Type

Hunting Land, Recreational Land

Latitude / Longitude

30.966849 / -95.208467

Taxes (Annually)

28

Acreage

23.840

Price

\$213,900

Property Website

<https://homelandprop.com/property/23-acres-438-cody-road-trinity-texas/112680/>



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PROPERTY DESCRIPTION

Escape to the quiet beauty of rural East Texas with this 23.84-acre tract in Trinity County. Tucked away from the noise and congestion of town, this property offers the kind of privacy, space, and natural surroundings that are becoming harder to find. Whether you are looking for a secluded weekend getaway, recreational land, a future homesite, a hunting retreat, or a long-term land investment, this acreage provides a versatile blank canvas with authentic country appeal.

The land's rural setting is great for buyers who value peace, open space, and a slower pace of life. Enjoy wide skies, native trees, wildlife, and the freedom to shape the property around your vision-whether that means clearing a homesite, establishing trails, building a cabin, creating a small homestead, or simply holding acreage in a desirable East Texas location.

Utilities: Electric available, Water available

Utility Providers: Sam Houston Electric Cooperative, Trinity Rural Water Supply



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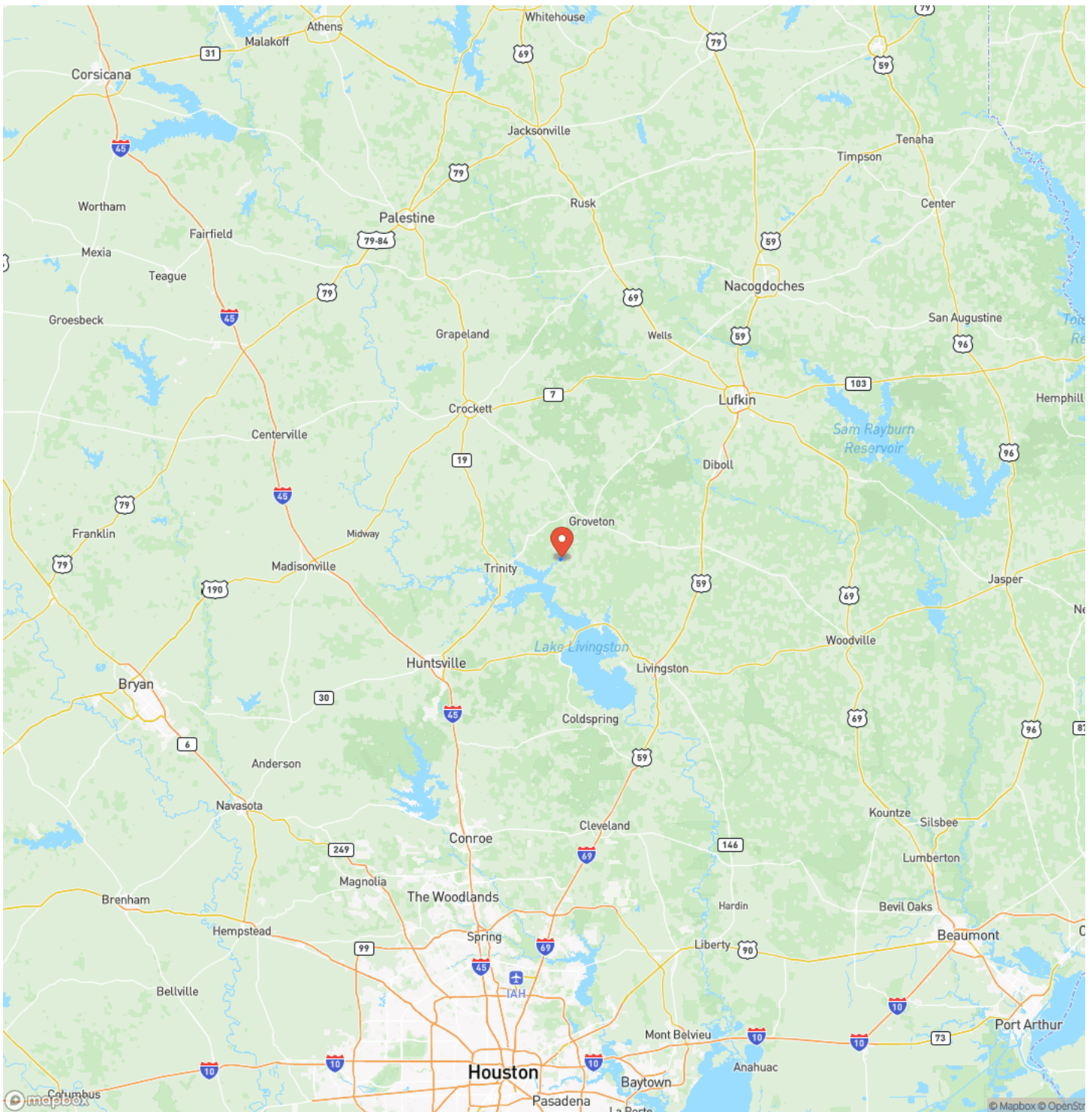
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Locator Map



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Locator Map



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23 Acres | 438 Cody Road
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Shera Bowers

Mobile

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Address

1600 Normal park Drive

City / State / Zip

NOTES



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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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