

21 Acres | S. Caney Road
S. Caney Road
Groveton, TX 75845

\$279,900
21± Acres
Trinity County



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

21 Acres | S. Caney Road
Groveton, TX / Trinity County

SUMMARY

Address

S. Caney Road null

City, State Zip

Groveton, TX 75845

County

Trinity County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

31.037412 / -95.156313

Taxes (Annually)

\$46

Acreage

21

Price

\$279,900

Property Website

<https://homelandprop.com/property/21-acres-s-caney-road/trinity/texas/110558/>



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PROPERTY DESCRIPTION

Beautiful, mostly untouched 21 acres with convenient access from the Groveton area, just a short drive along FM 2912/S. Caney Road. Tucked into the wooded East Texas forests, this property feels quiet and secluded.

The cozy cabin includes 2 bedrooms, 2 bathrooms, an open living area and a loft perfect for playful kids or extra sleeping space! The area surrounding the cabin has been cleared providing an open space for outdoor activities, relaxing in the sun, or entertaining friends by the firepit.

The remainder of the acreage remains in its natural wooded state, offering plenty of privacy and endless possibilities. With no restrictions, this property is ready for recreation, a weekend getaway, or your future plans. Come enjoy all East Texas has to offer!

Utilities: Electric available, Water by well

Utility Provider: Sam Houston Electric Cooperative



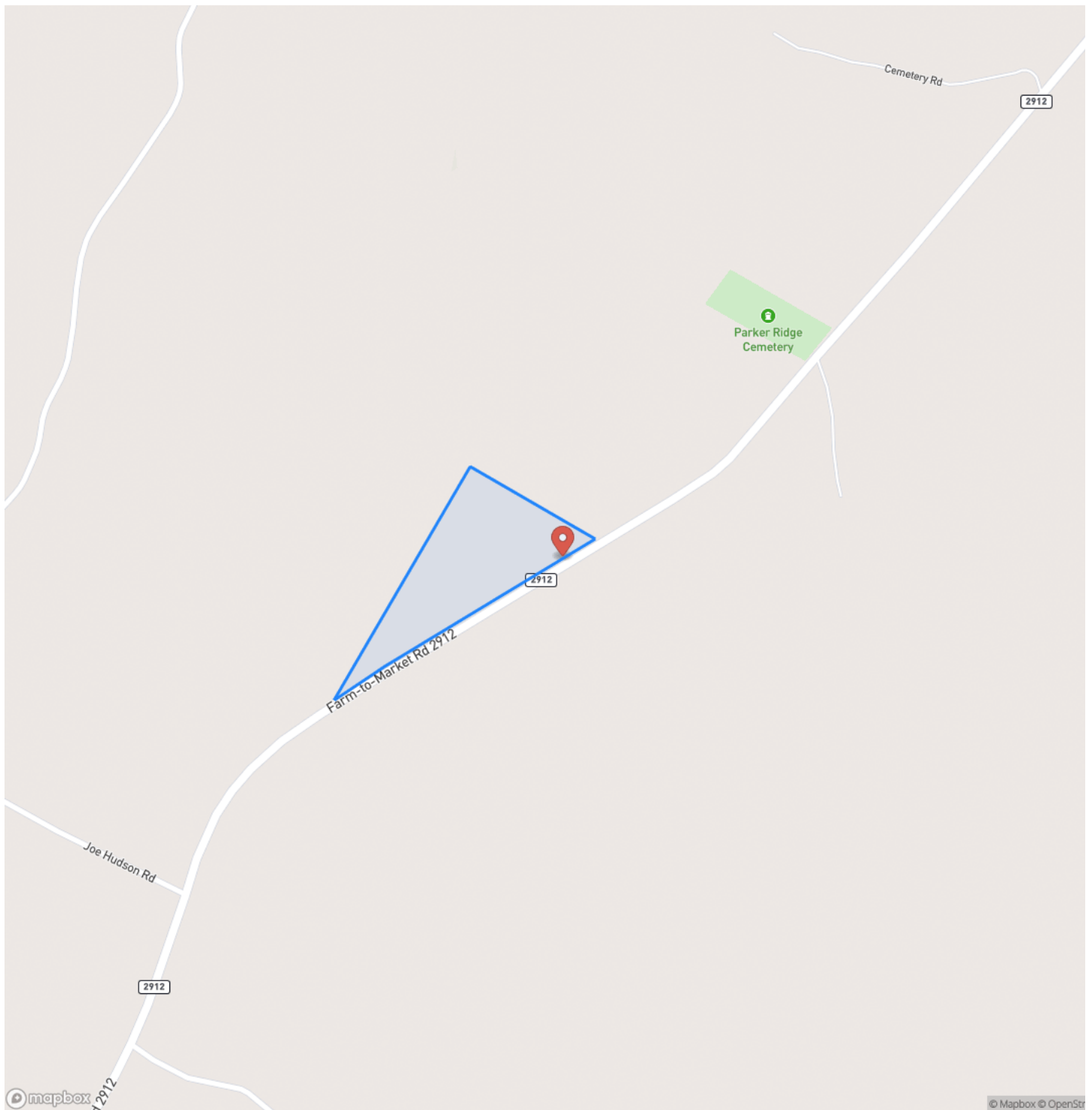
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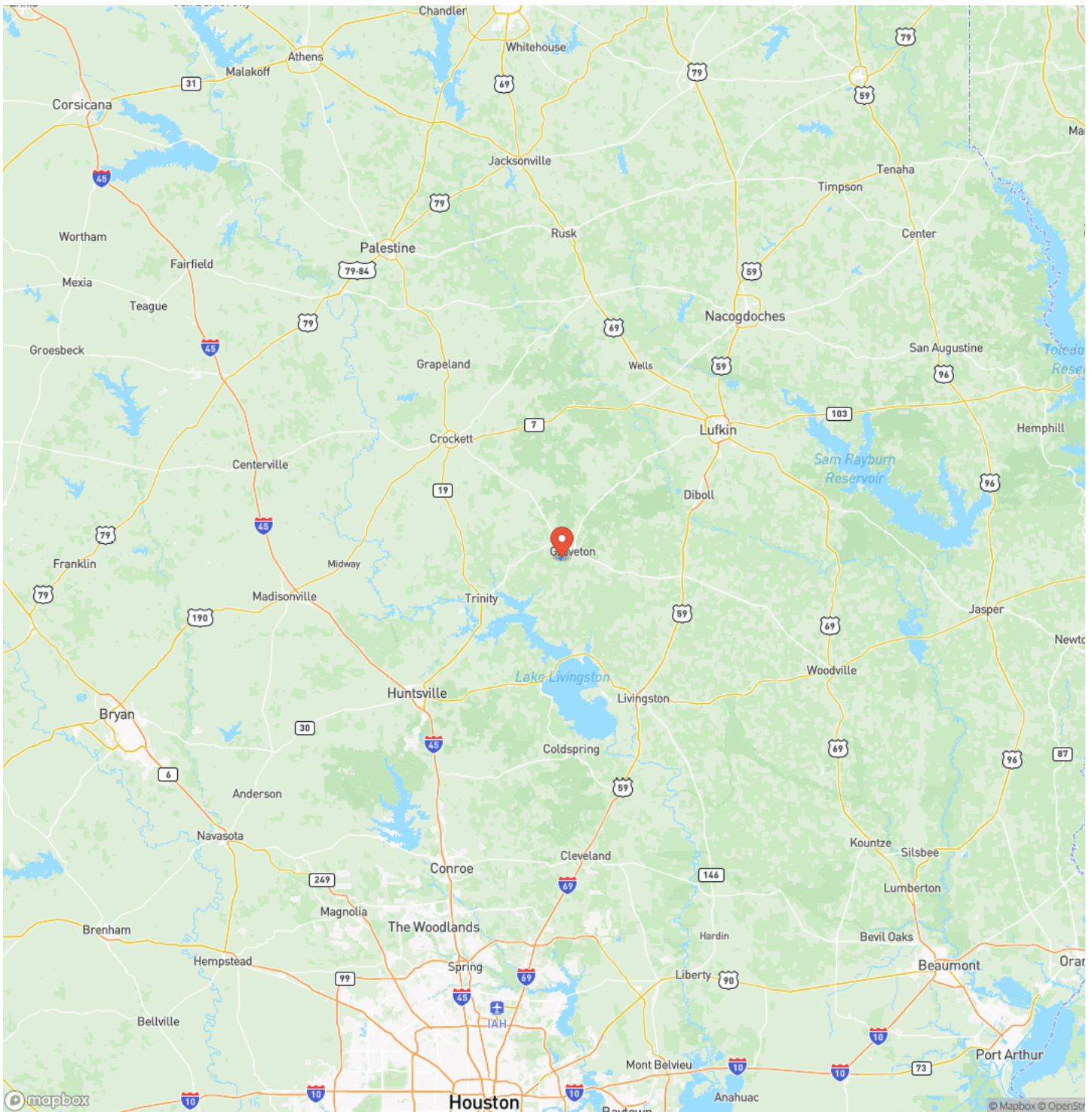
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Locator Map

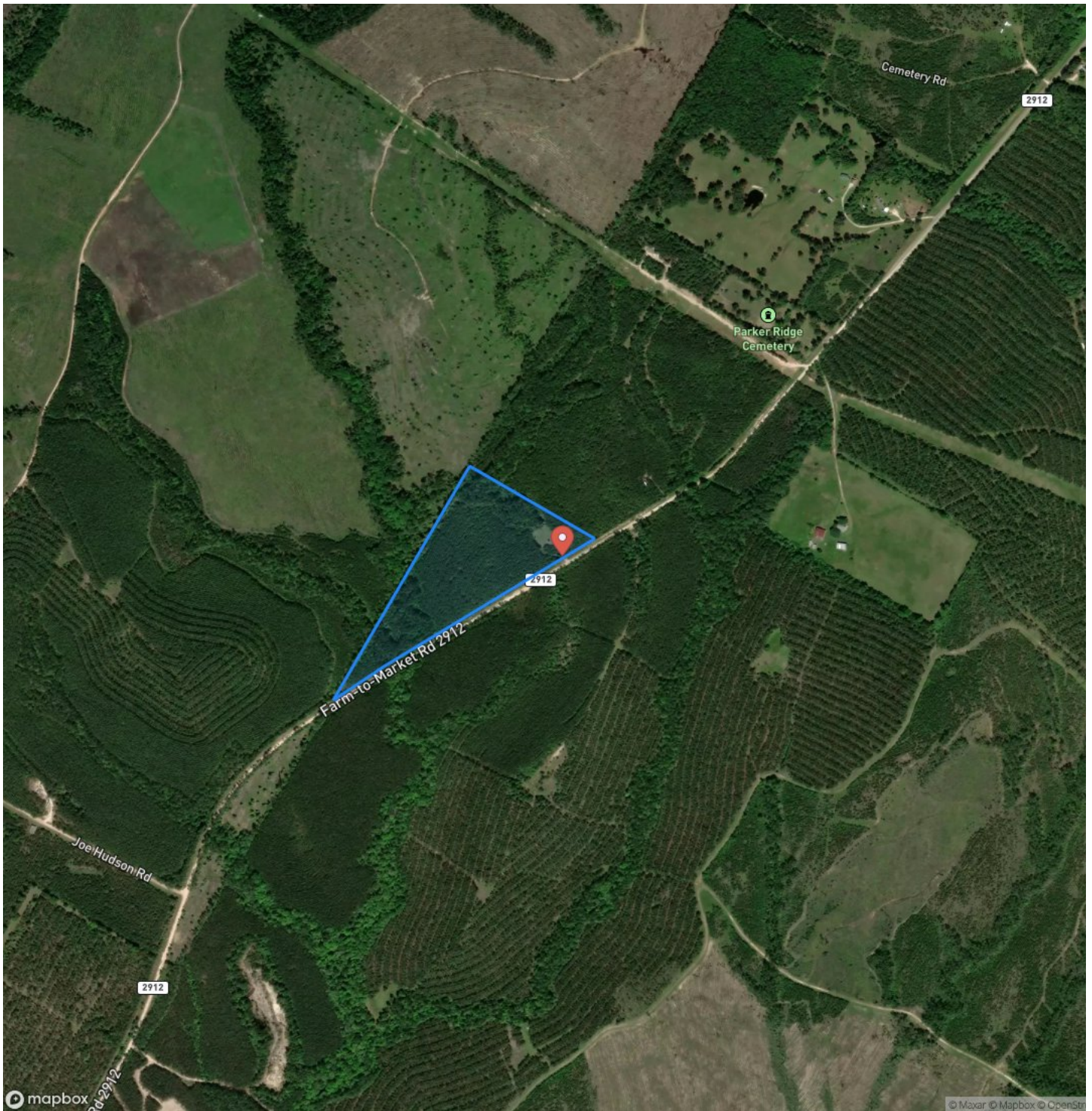


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robbi@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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<https://homelandprop.com/>

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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.



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