

2.99 Acres | County Road 428
County Road 428
Tyler, TX 75704

\$84,900
2.99± Acres
Smith County



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

2.99 Acres | County Road 428
Tyler, TX / Smith County

SUMMARY

Address

County Road 428

City, State Zip

Tyler, TX 75704

County

Smith County

Type

Undeveloped Land

Latitude / Longitude

32.410647 / -95.373116

Taxes (Annually)

\$856

Acreage

2.99

Price

\$84,900

Property Website

<https://homelandprop.com/property/2-99-acres-county-road-428-smith-texas/106935/>



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PROPERTY DESCRIPTION

Discover this well-positioned 2.99+/- acre tract in Smith County, located along County Road 428 northwest of Tyler, Texas. This property offers the kind of small-acreage opportunity many East Texas buyers are searching for, with water, electricity and septic already installed. Recent clearing improvements have helped open up the property, making the land easier to walk, view and envision while preserving the wooded character that gives East Texas properties their appeal. Whether you are looking for a future homesite, weekend getaway, or a manageable rural tract near Tyler, this property provides a practical foundation with key improvements already in place. Quiet country road frontage, existing utilities and a desirable northwest Tyler-area location make this a compelling small-acreage offering in the Smith Country market.

Utilities: Electric available, Water available

Utility Providers: Oncor Electric, City of Tyler WSC



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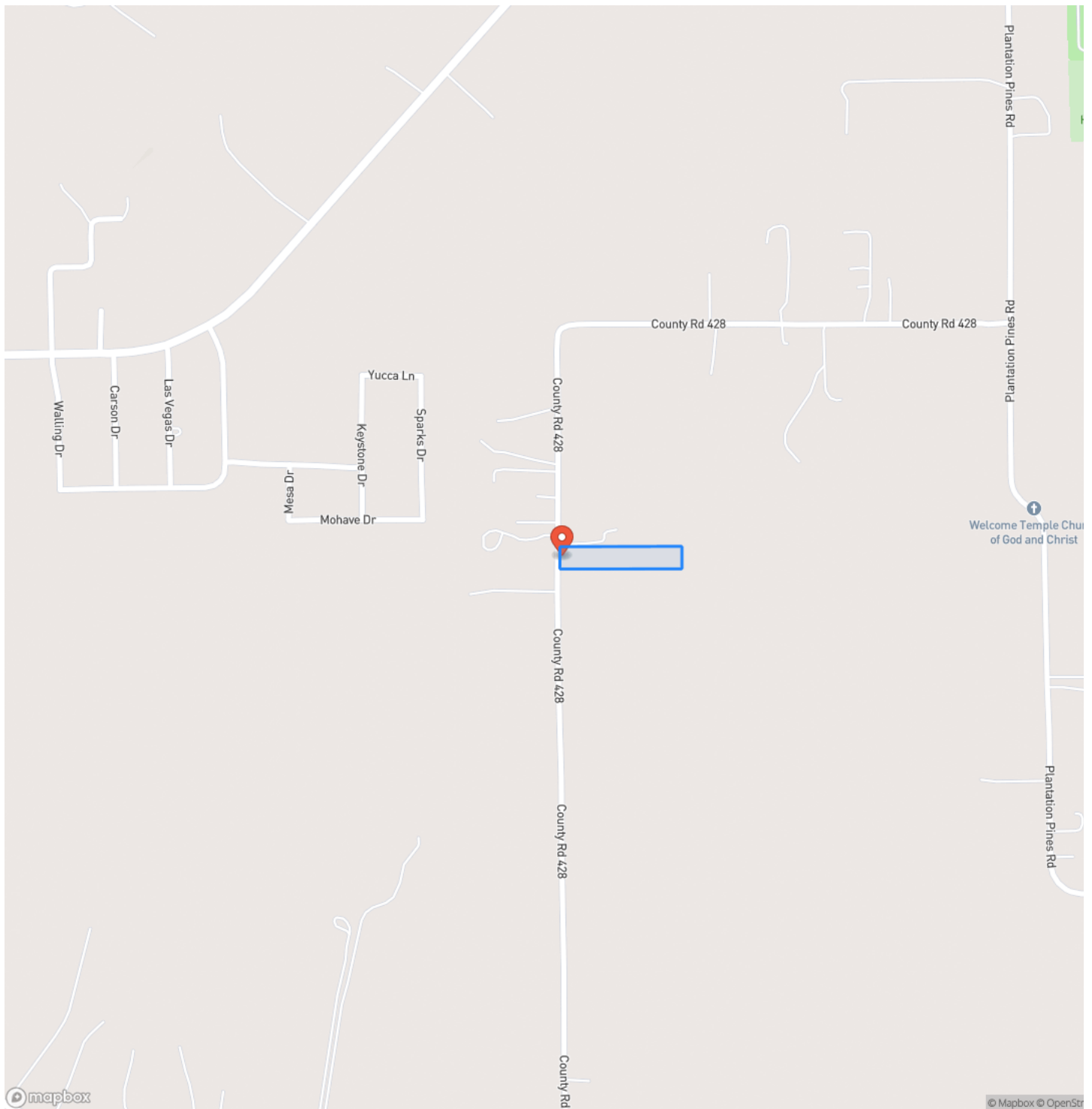
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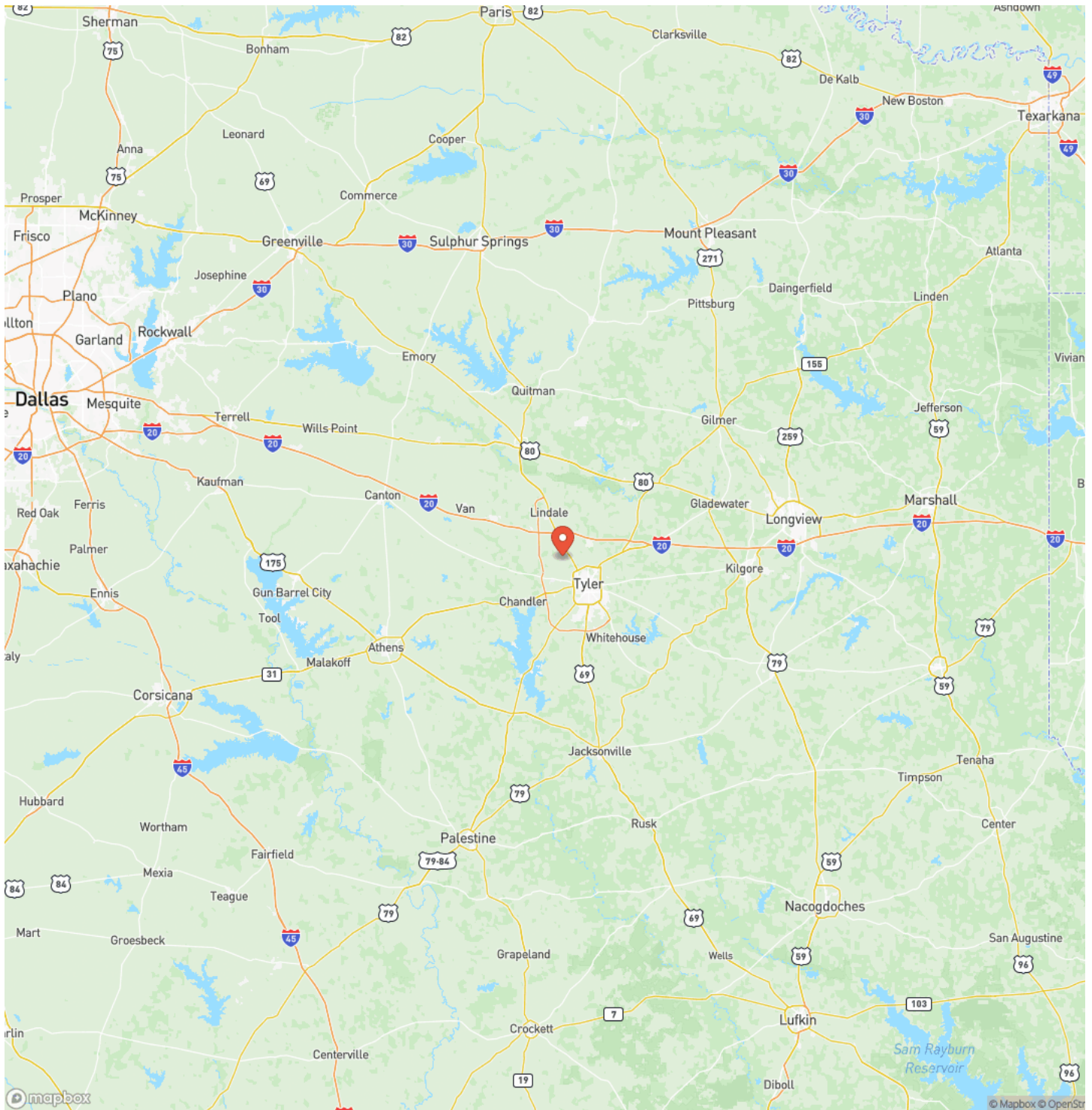
Locator Map



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Tyler, TX / Smith County

Locator Map

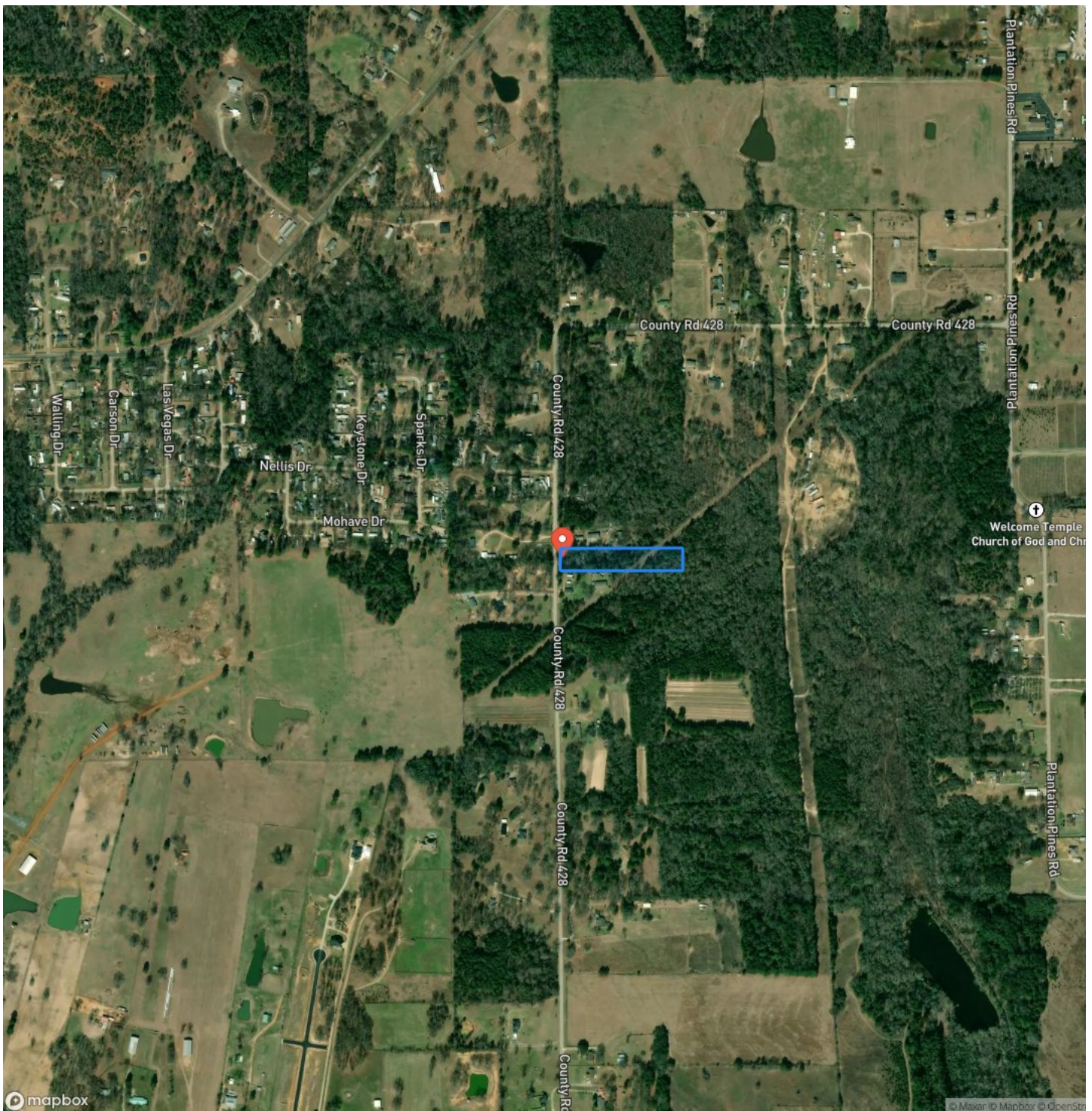


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Satellite Map



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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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