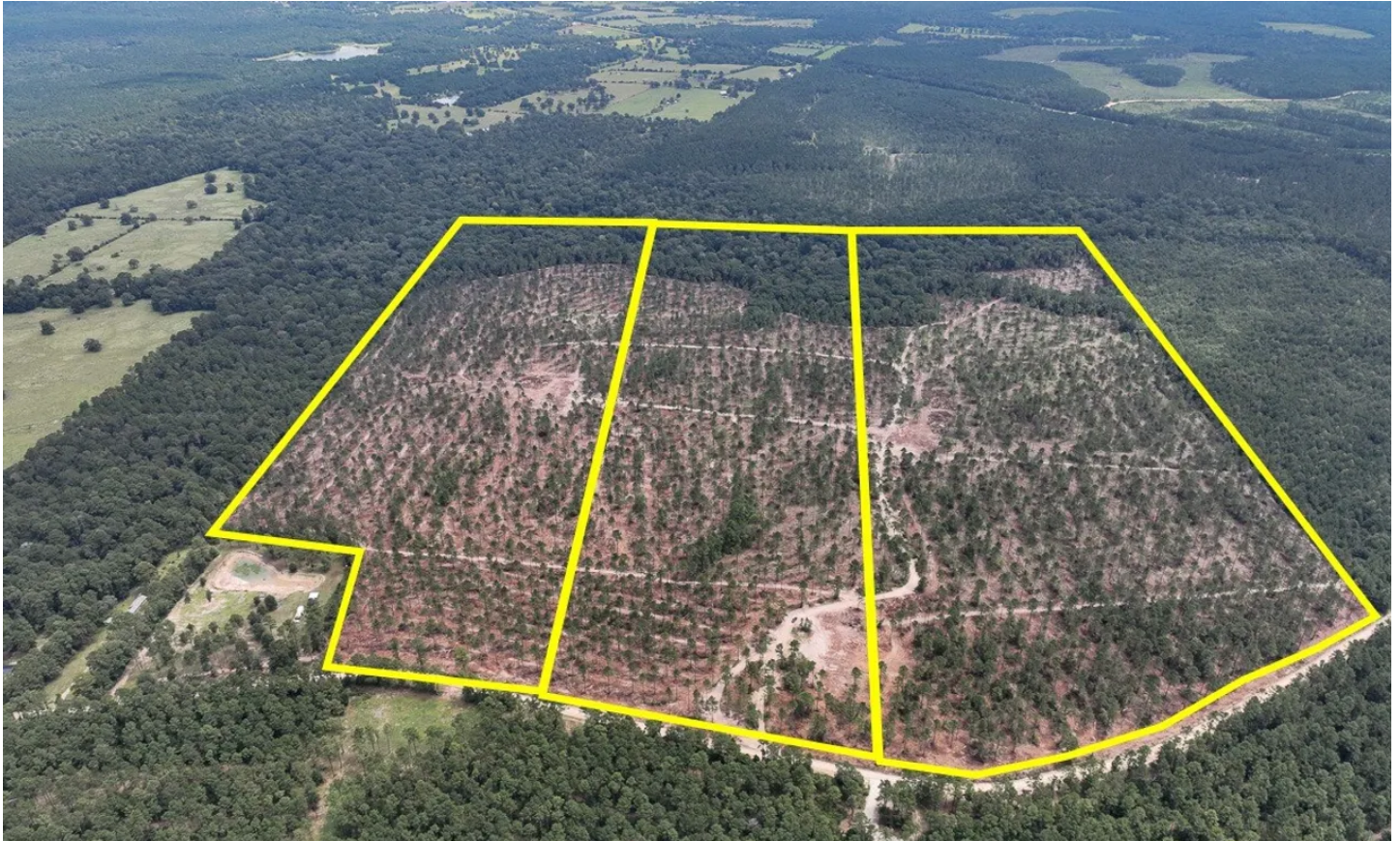


70 Acres | T-33 | Boontown Road | 4552
Boontown Road
Groveton, TX 75845

\$420,000
70± Acres
Trinity County



MORE INFO ONLINE:
www.homelandprop.com

70 Acres | T-33 | Boontown Road | 4552
Groveton, TX / Trinity County

SUMMARY

Address

Boontown Road

City, State Zip

Groveton, TX 75845

County

Trinity County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.070642 / -95.234812

Acreage

70

Price

\$420,000

Property Website

<https://homelandprop.com/property/70-acres-t-33-boontown-road-4552-trinity-texas/88184/>



MORE INFO ONLINE:

www.homelandprop.com

70 Acres | T-33 | Boontown Road | 4552
Groveton, TX / Trinity County

PROPERTY DESCRIPTION

1st time open market offering ! Quiet, low traffic, non-thru, Boontown Rd. A county maintained public road. Gently sloping topography over loamy type soils. High and Dry ! Managed, thinned, pine trees with hardwoods mixed. Park like look. Electricity along road frontage. No pipelines or well sites known. Clean with no well sites and/or pipelines known. 5% Earnest Money - All offers are subject to seller's Investment Committee approval and seller's Agreement of Sale

Utilities: Electric available

Utility Provider: Sam Houston Electric Cooperative



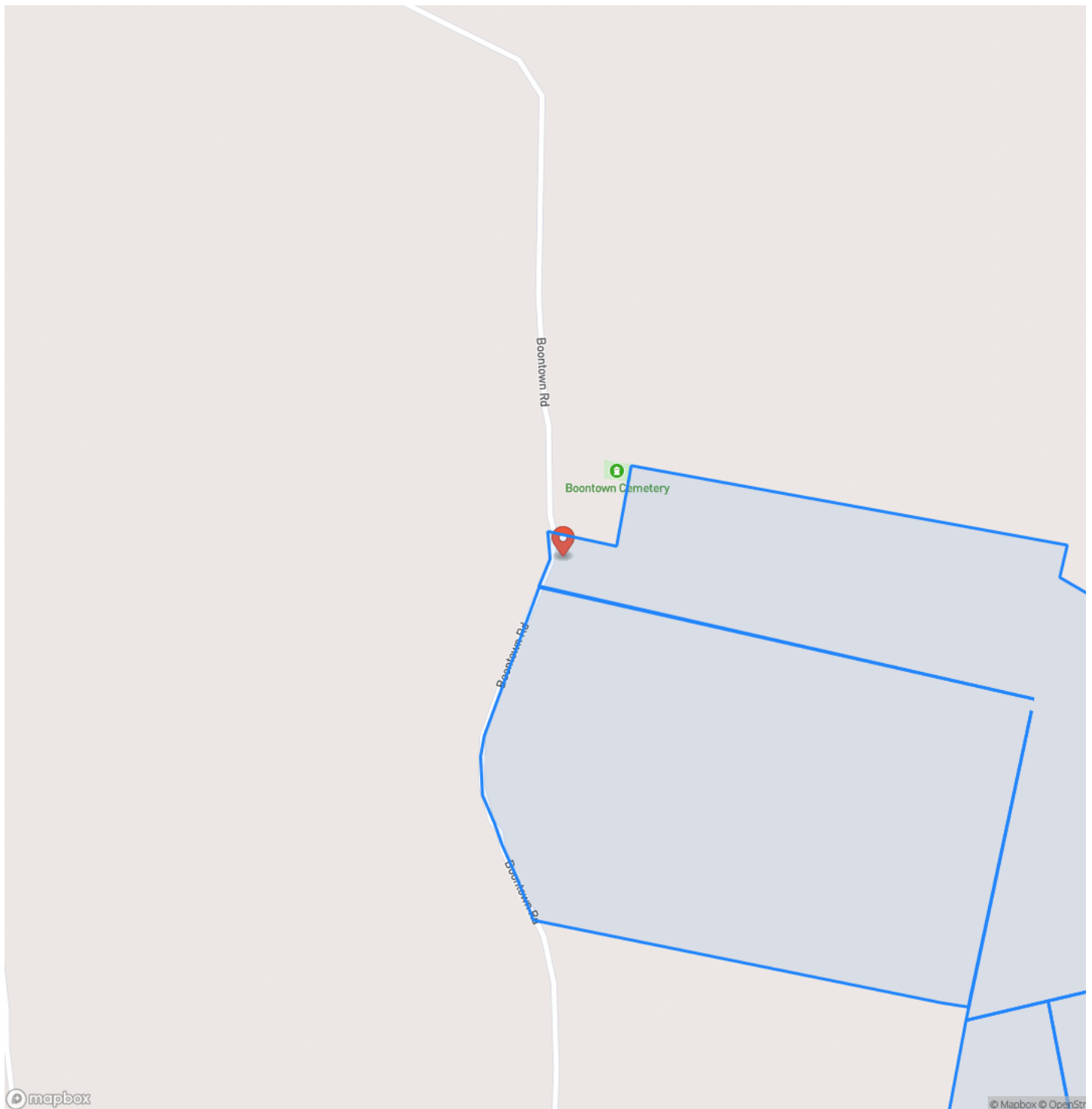
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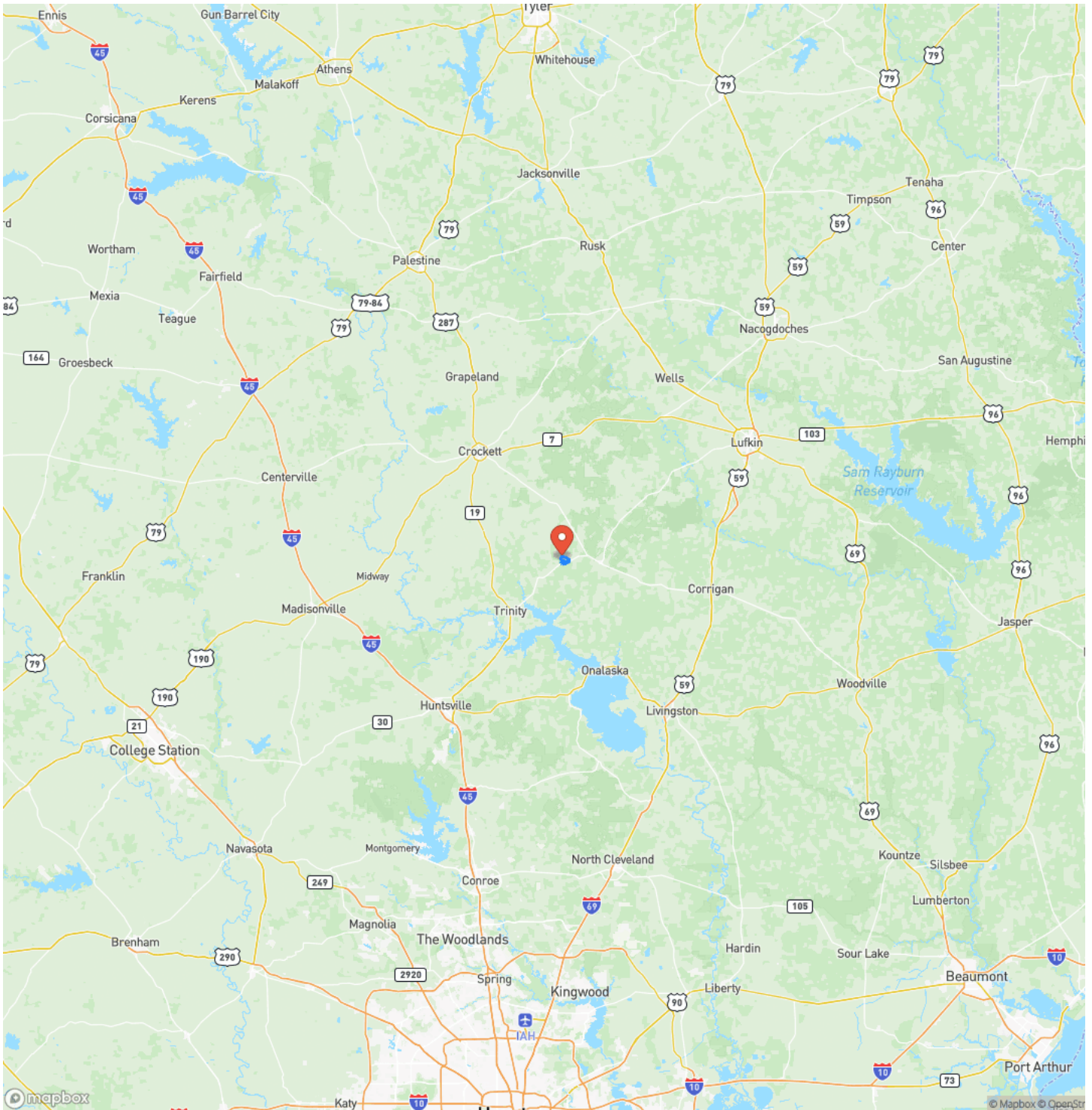


Locator Map



Groveton, TX / Trinity County

Locator Map



MORE INFO ONLINE:

www.homelandprop.com

70 Acres | T-33 | Boontown Road | 4552
Groveton, TX / Trinity County

Satellite Map



MORE INFO ONLINE:
www.homelandprop.com

**70 Acres | T-33 | Boontown Road | 4552
Groveton, TX / Trinity 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

NOTES



MORE INFO ONLINE:

www.homelandprop.com

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DISCLAIMERS

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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

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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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