

34 Acres | Flat Road
Flat Road
Milam, TX 75959

\$149,400
34.22± Acres
Sabine County



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

34 Acres | Flat Road
Milam, TX / Sabine County

SUMMARY

Address

Flat Road

City, State Zip

Milam, TX 75959

County

Sabine County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

31.429663 / -93.86741

Taxes (Annually)

\$127

Acreage

34.22

Price

\$149,400

Property Website

<https://homelandprop.com/property/34-acres-flat-road-sabine-texas/102328/>



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PROPERTY DESCRIPTION

Explore 34.22 acres just west of Milam, offering a blend of recreational use and future homesite potential. The property features mixed hardwoods and pine, a pond enhances the landscape while offering a potential water source for local wildlife, convenient access to Hwy21, and Deep East Texas Electric service. GM Water Supply may service the property, buyer to verify. Ideally located just miles from Toledo Bend and the Sabine National Forest providing fishing, hunting, and a wide range of outdoor recreation opportunities.

Utilities: Electric available

Utility Provider: Heart of Texas Electric Cooperative



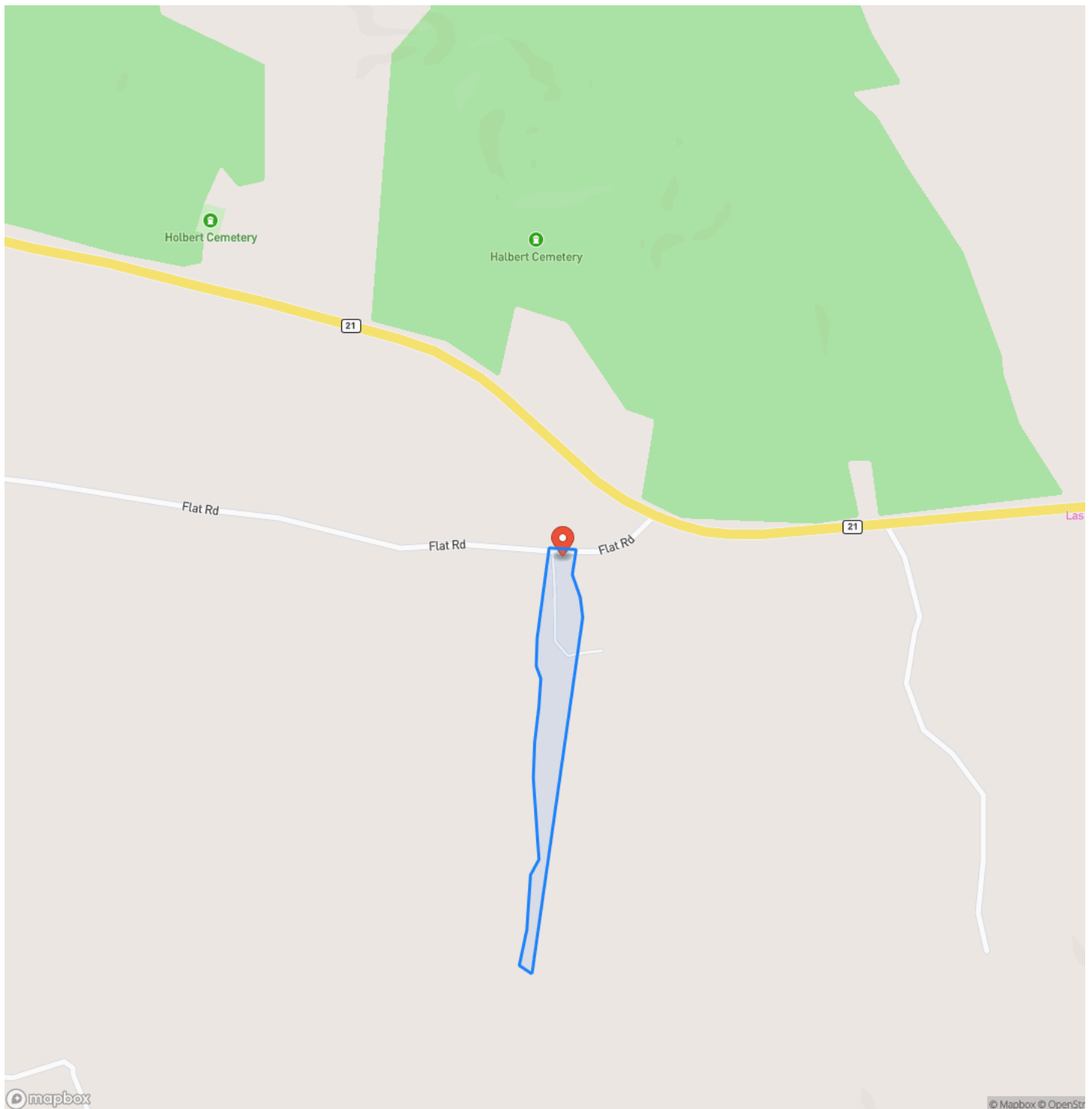
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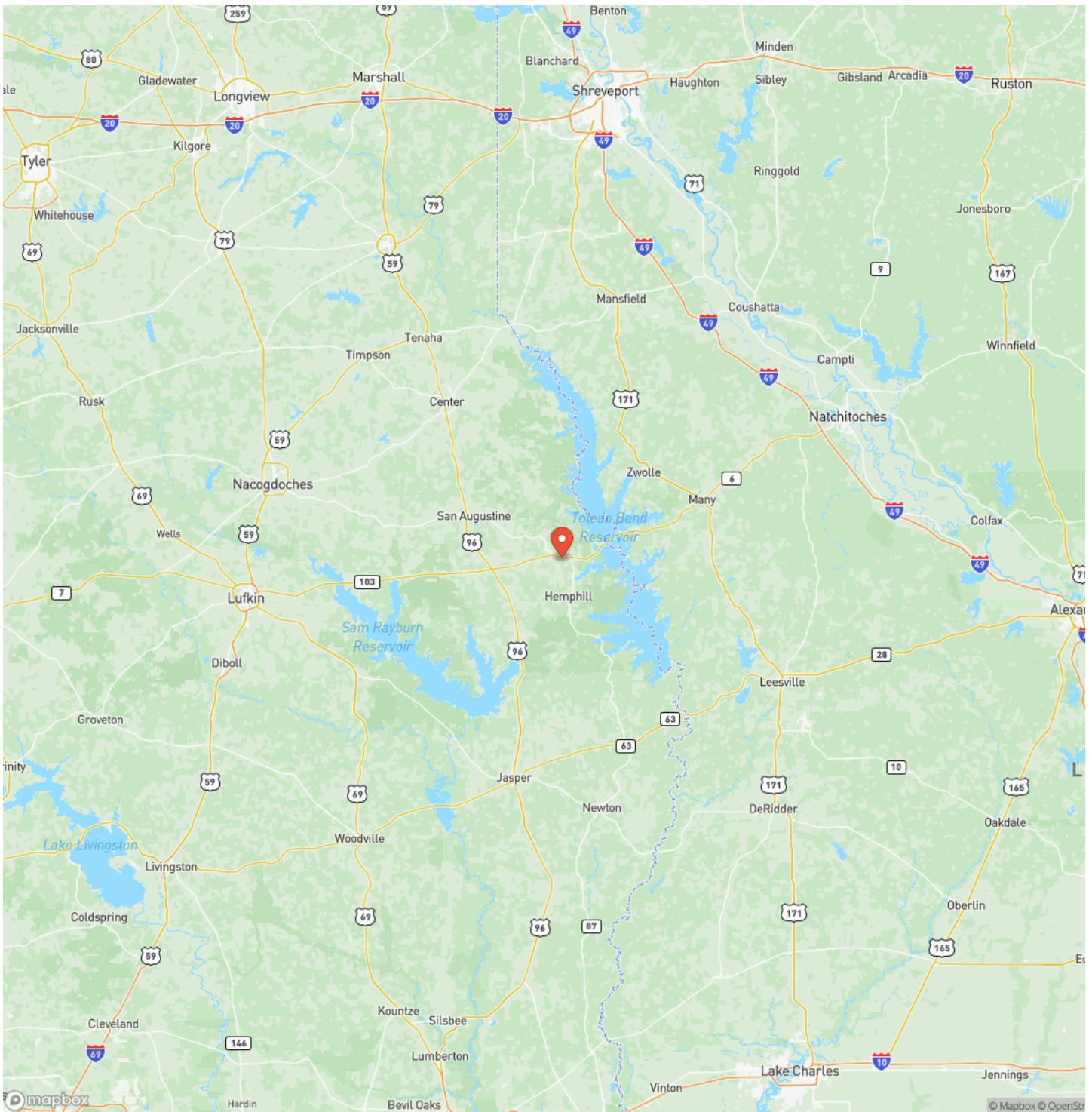


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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Angela Smith

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(936) 355-5340

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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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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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