

18 Acres | 21135 FM 1252
21135 FM 1252
Winona, TX 75706

\$171,000
18± Acres
Smith County



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

18 Acres | 21135 FM 1252
Winona, TX / Smith County

SUMMARY

Address

21135 FM 1252

City, State Zip

Winona, TX 75706

County

Smith County

Type

Undeveloped Land

Latitude / Longitude

32.446482 / -95.04749

Taxes (Annually)

\$46

Acreage

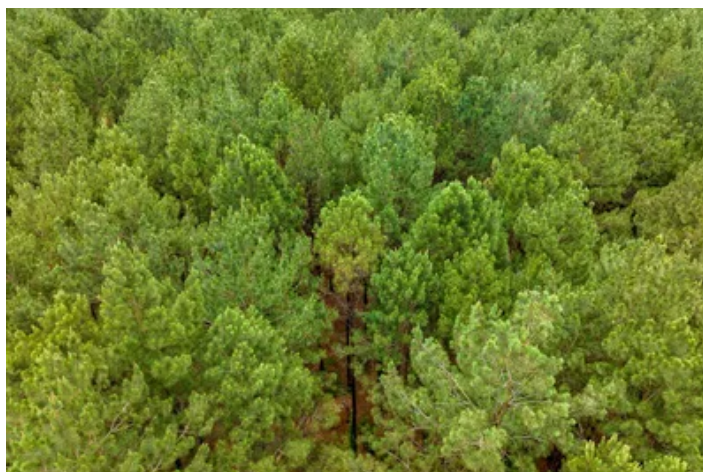
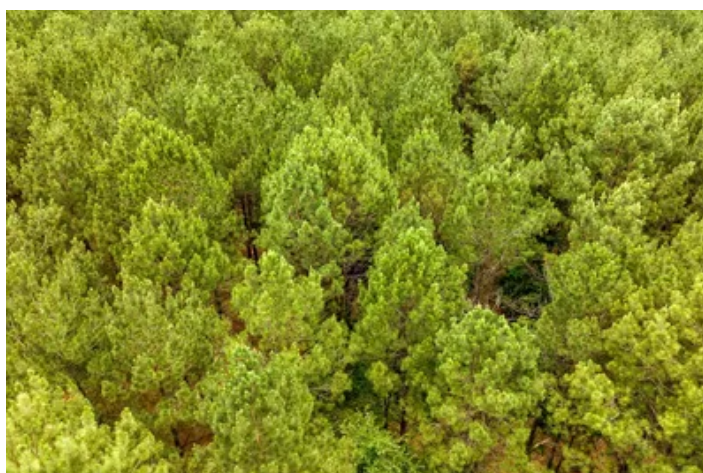
18

Price

\$171,000

Property Website

<https://homelandprop.com/property/18-acres-21135-fm-1252-smith-texas/110407/>



MORE INFO ONLINE:

<https://homelandprop.com/>

18 Acres | 21135 FM 1252
Winona, TX / Smith County

PROPERTY DESCRIPTION

Great East Texas timber tract located just outside of Tyler in desirable Smith County. This 18+/- acre property offers frontage along FM 1252, mature timber, and a quiet rural setting just North of I-20. The property provides convenient access to Tyler, Lindale, and surrounding East Texas communities while maintaining the privacy and character buyers seek in a small acreage tract. Ideal for a homesite, weekend retreat, recreational use, or long-term land investment. A well-positioned tract with strong location fundamentals and excellent access. Call for additional details and purchase options.

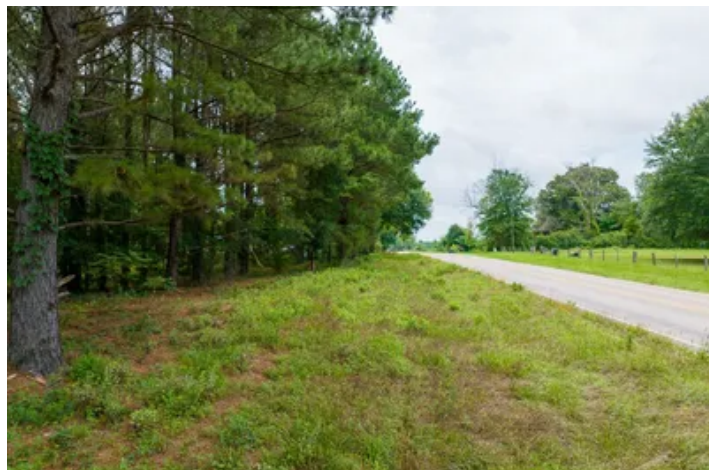
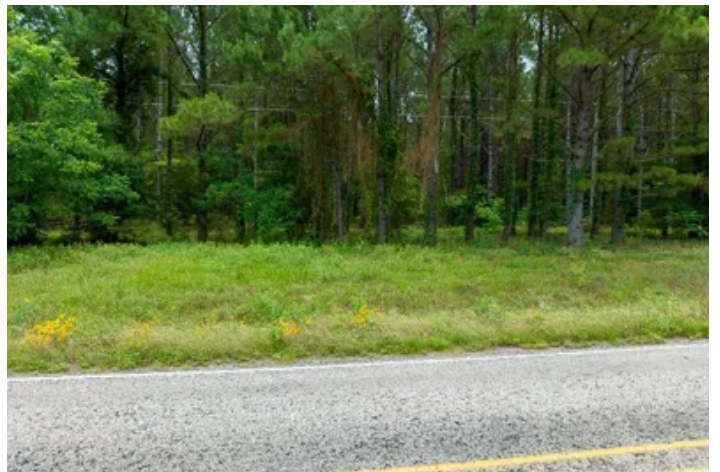
Utilities: Water available, Electric available

Utility Providers: Starville WSC, Cherokee County Electric Coop



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

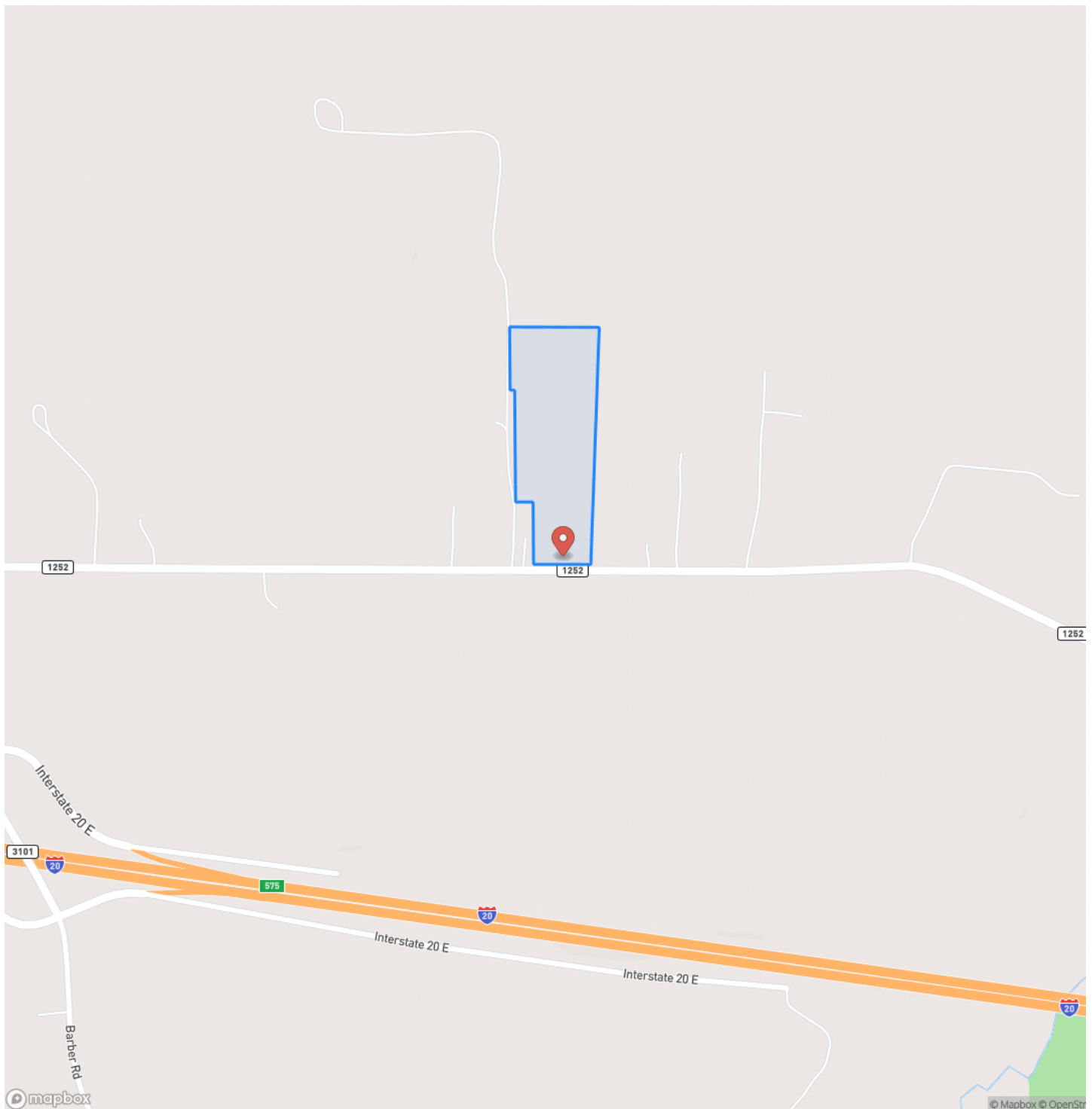
18 Acres | 21135 FM 1252
Winona, TX / Smith County



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

18 Acres | 21135 FM 1252
Winona, TX / Smith County

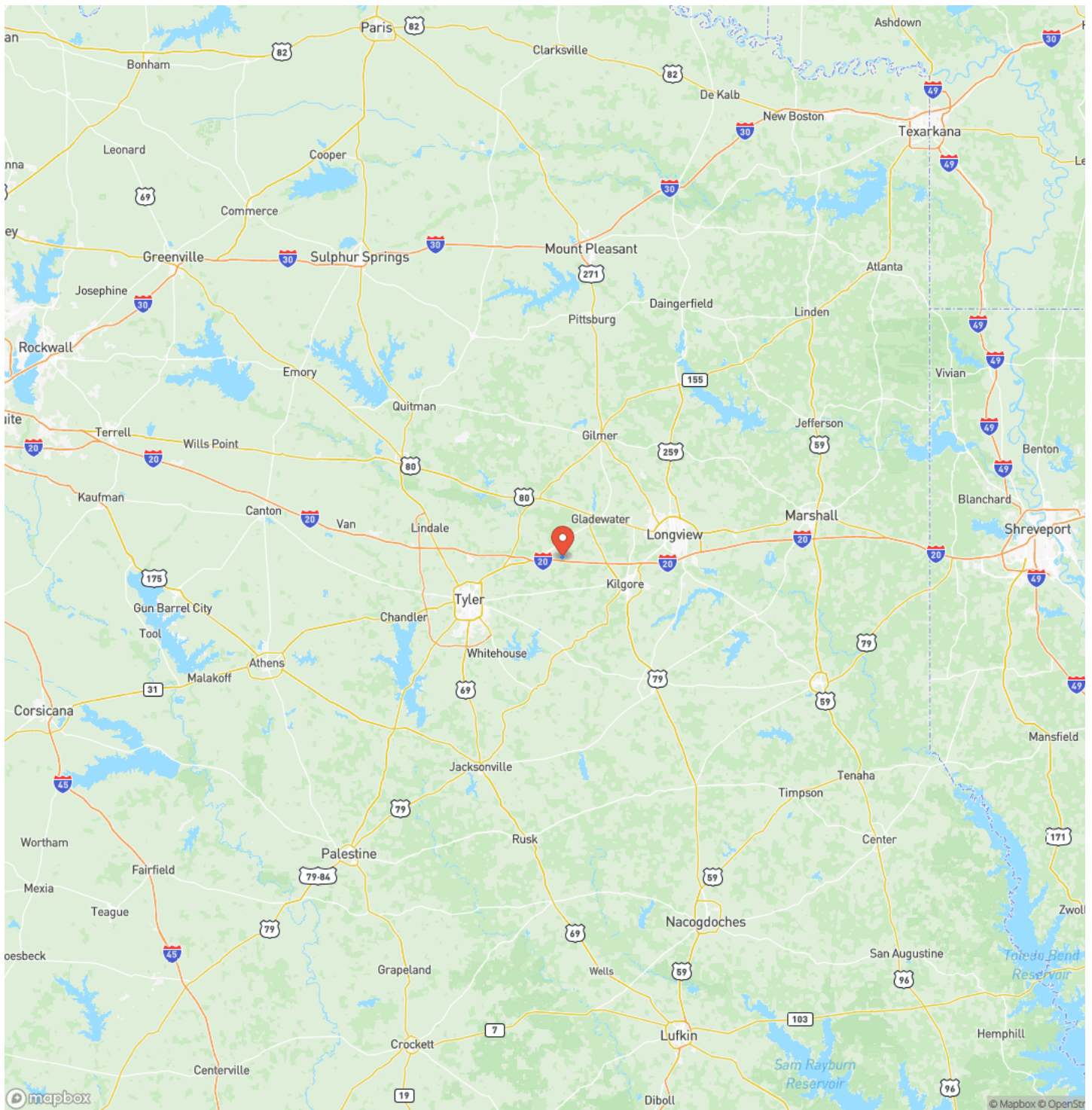
Locator Map



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

18 Acres | 21135 FM 1252
Winona, TX / Smith County

Locator Map



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

18 Acres | 21135 FM 1252
Winona, TX / Smith County

Satellite Map



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

18 Acres | 21135 FM 1252
Winona, TX / Smith County

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



MORE INFO ONLINE:

<https://homelandprop.com/>

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.



DISCLAIMERS

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

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.



MORE INFO ONLINE:

<https://homelandprop.com/>

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
<https://homelandprop.com/>



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