

Lovelady 186 tract
FM 227
Grapeland, TX

\$697,500
186 +/- acres
Houston County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Lovelady 186 tract
Grapeland, TX / Houston County

SUMMARY

Address

FM 227

City, State Zip

Grapeland, TX

County

Houston County

Type

Recreational Land, Timberland

Latitude / Longitude

31.5357 / -95.2966

Acreage

186

Price

\$697,500

Property Website

<https://moreoftexas.com/detail/lovelady-186-tract-houston-texas/10865/>



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PROPERTY DESCRIPTION

GENERAL DESCRIPTION: Picturesque mixed use recreational, timberland 186 acre property with excellent hunting and timber investment just two hours from Houston.

LOCATION: Just east of Grapeland, TX in Houston County

WATER: Pond; Moore Branch; San Pedro Creek

CLIMATE: Typical East Texas climate with an average annual rainfall of 46"

UTILITIES: Electric along FM 227

WILDLIFE: Whitetail deer and hog

MINERALS: NA

VEGETATION: Heavy timber with mix of plantation pine and hardwoods (variety of oaks)

TERRAIN: Gently rolling

SOILS: Kirvin fine sandy loam; Bowie fine sandy loam; Sawlit-Latex complex; Hannahatchee fine sandy loam

TAXES: Timber exemption

IMPROVEMENTS: Vacant land/no improvements

CURRENT USE: Timberland; hunting/recreation

POTENTIAL USE: Timberland; hunting/recreation

NEIGHBORS: Mostly timber tracts and mixed agricultural tracts

FENCING: Perimeter fence

ACCESS: Paved FM road frontage



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EASEMENTS: Powerline

LEASES: NA

SHOWINGS: Notice to buyers representatives:

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Listing Broker.

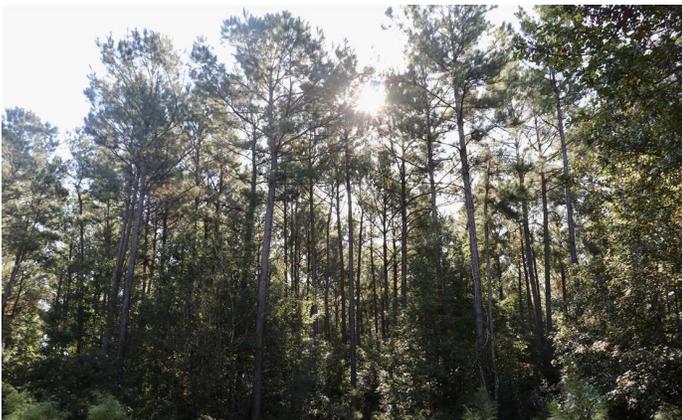


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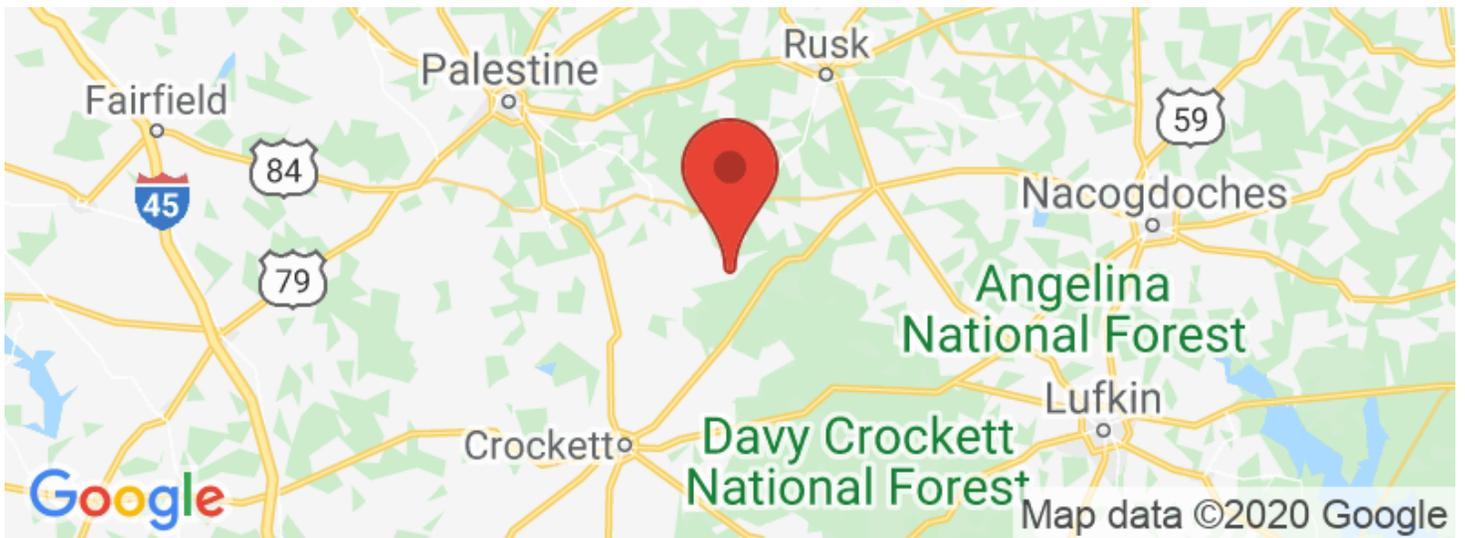


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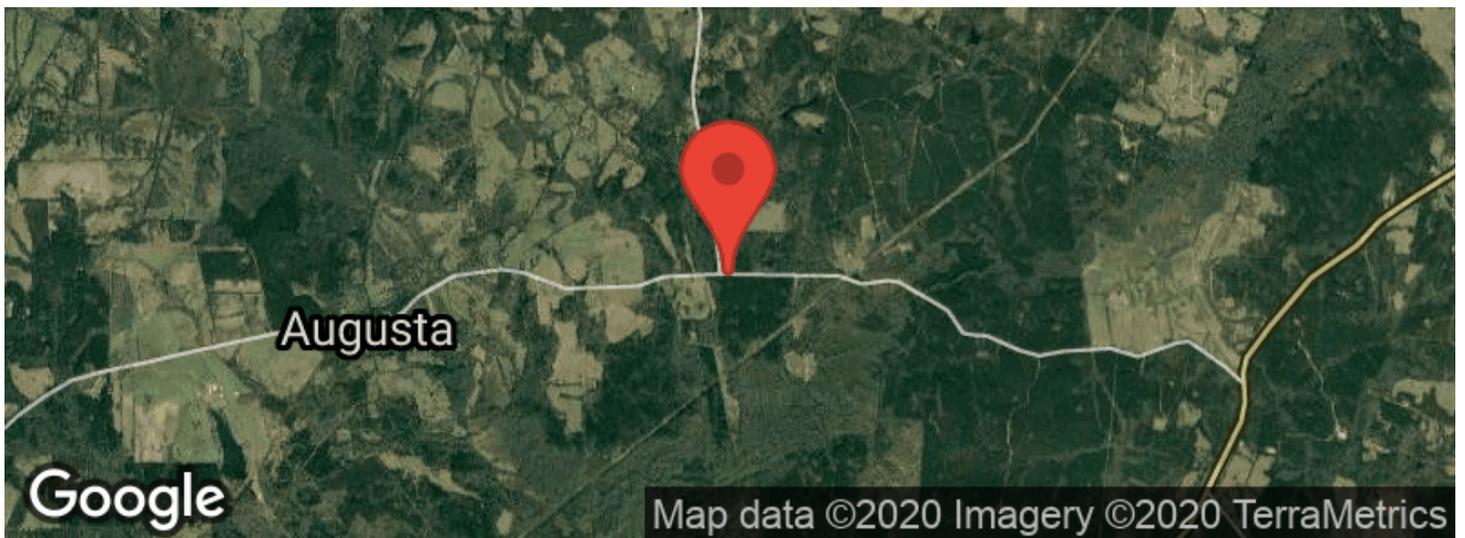
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Locator Maps



Lovelady 186 tract
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Baxter

Mobile

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City / State / Zip

Rockwall, TX, 75087

NOTES



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MoreofTexas.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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