

20 Acres | Elmore Loop
Elmore Loop
Shepherd, TX 77371

\$345,000
20± Acres
San Jacinto County



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

20 Acres | Elmore Loop
Shepherd, TX / San Jacinto County

SUMMARY

Address

Elmore Loop

City, State Zip

Shepherd, TX 77371

County

San Jacinto County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

30.530582 / -94.895241

Taxes (Annually)

\$2,403.75

Acreage

20

Price

\$345,000

Property Website

<https://homelandprop.com/property/20-acres-elmore-loop-san-jacinto-texas/115758/>



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PROPERTY DESCRIPTION

20 unrestricted acres located along a low-traffic, blacktop county road in San Jacinto County. The property is fully wooded with mature timber and large hardwoods throughout, offering plenty of privacy and a true rural setting. Electricity is available by extension along Elmore Loop. Surrounded by large-acreage ownership, this tract offers a quiet setting with minimal nearby development. With unrestricted use, paved county road frontage, and utilities nearby, the property provides flexibility for a homesite, recreational getaway, hunting property, or long-term land investment.

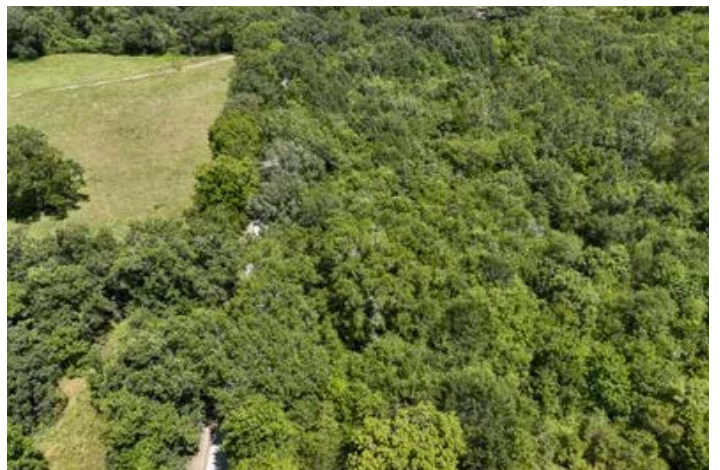
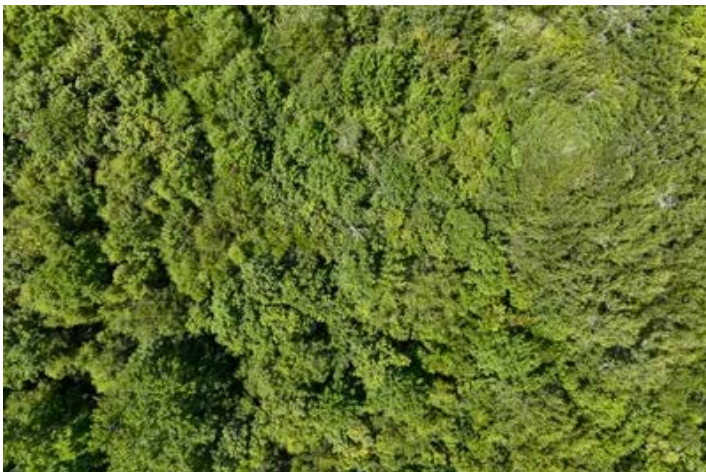
Utilities: Electric available by extension

Utility Provider: Sam Houston Electric Cooperative



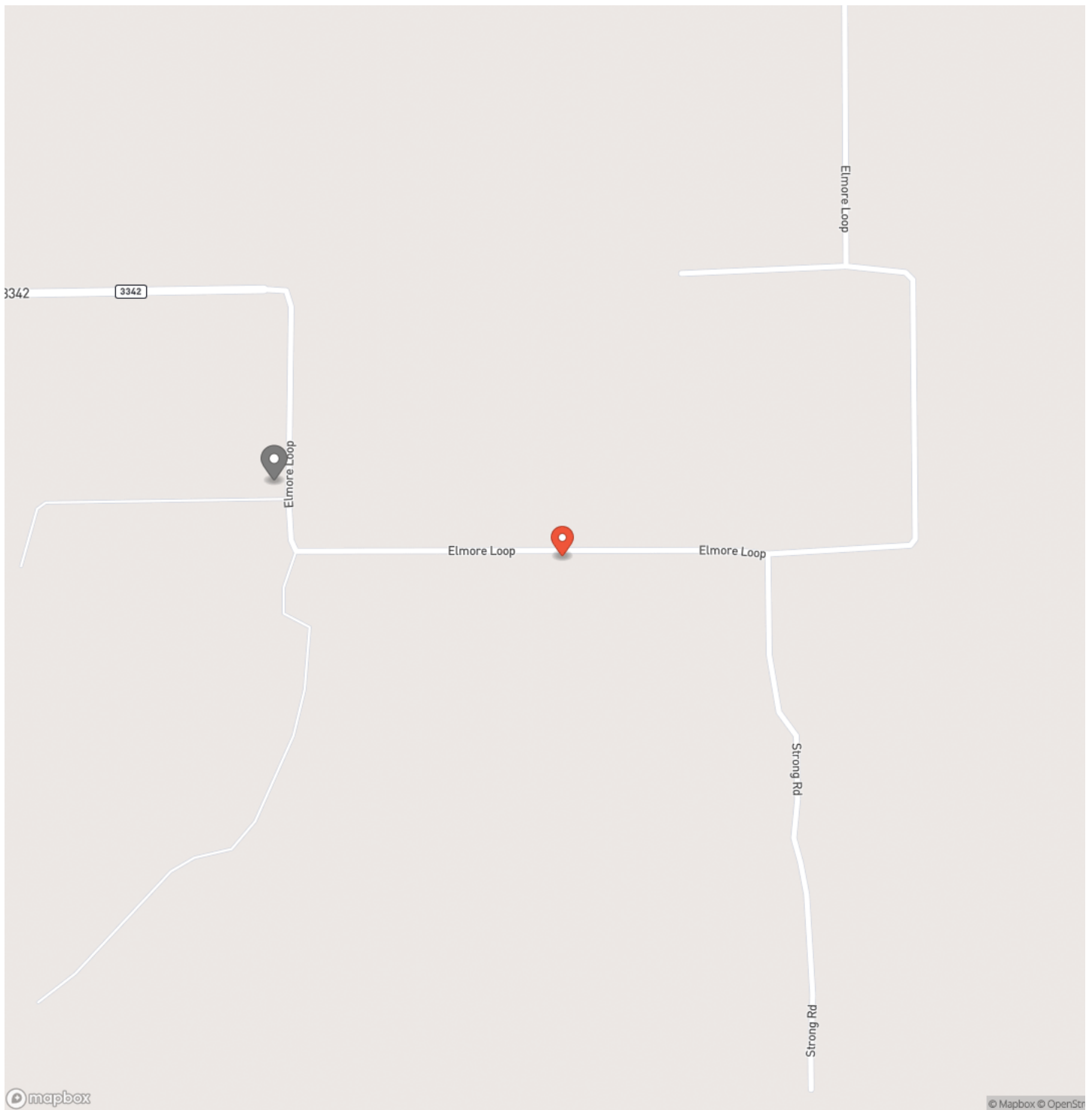
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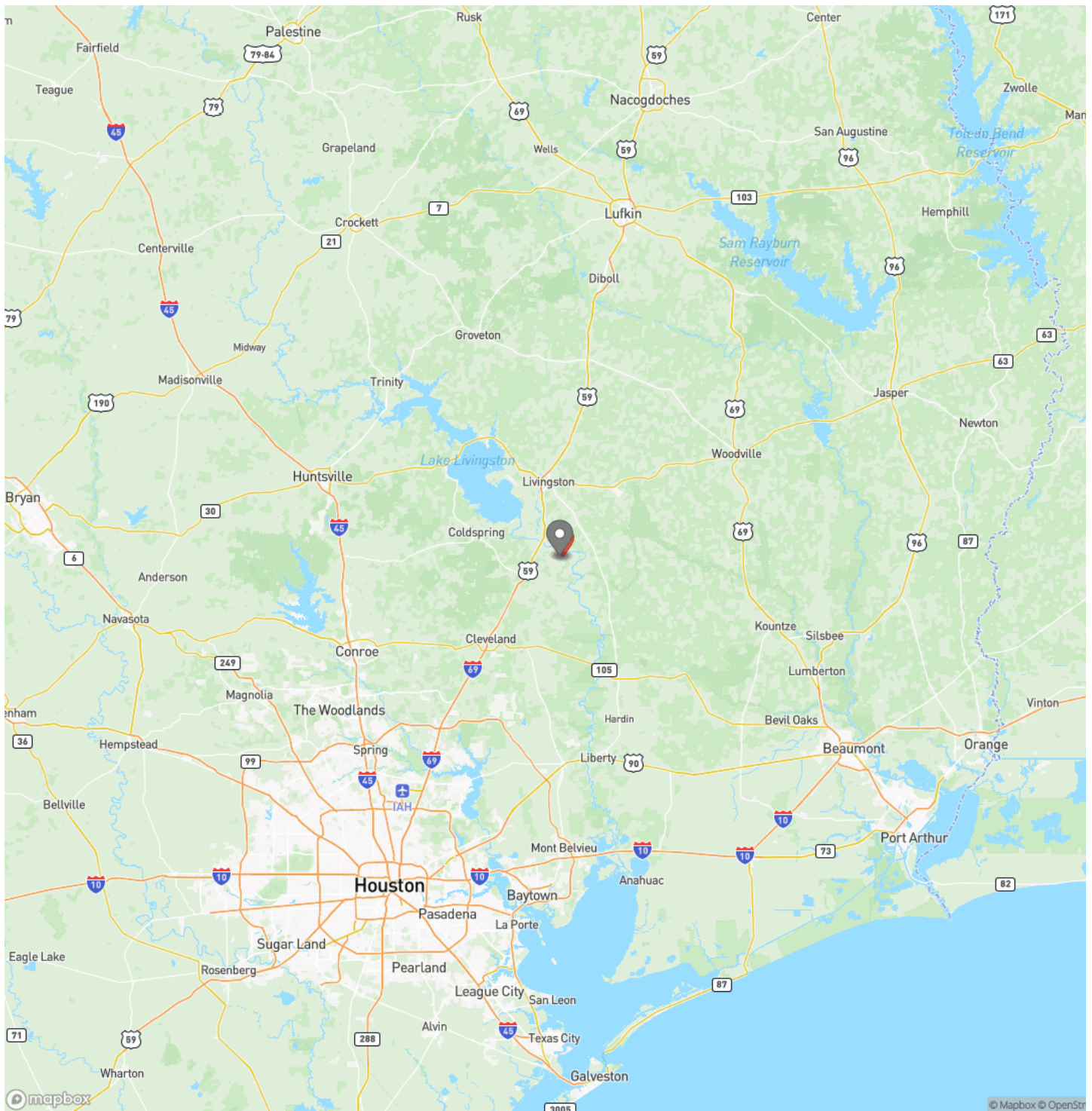
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Locator Map



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Locator Map

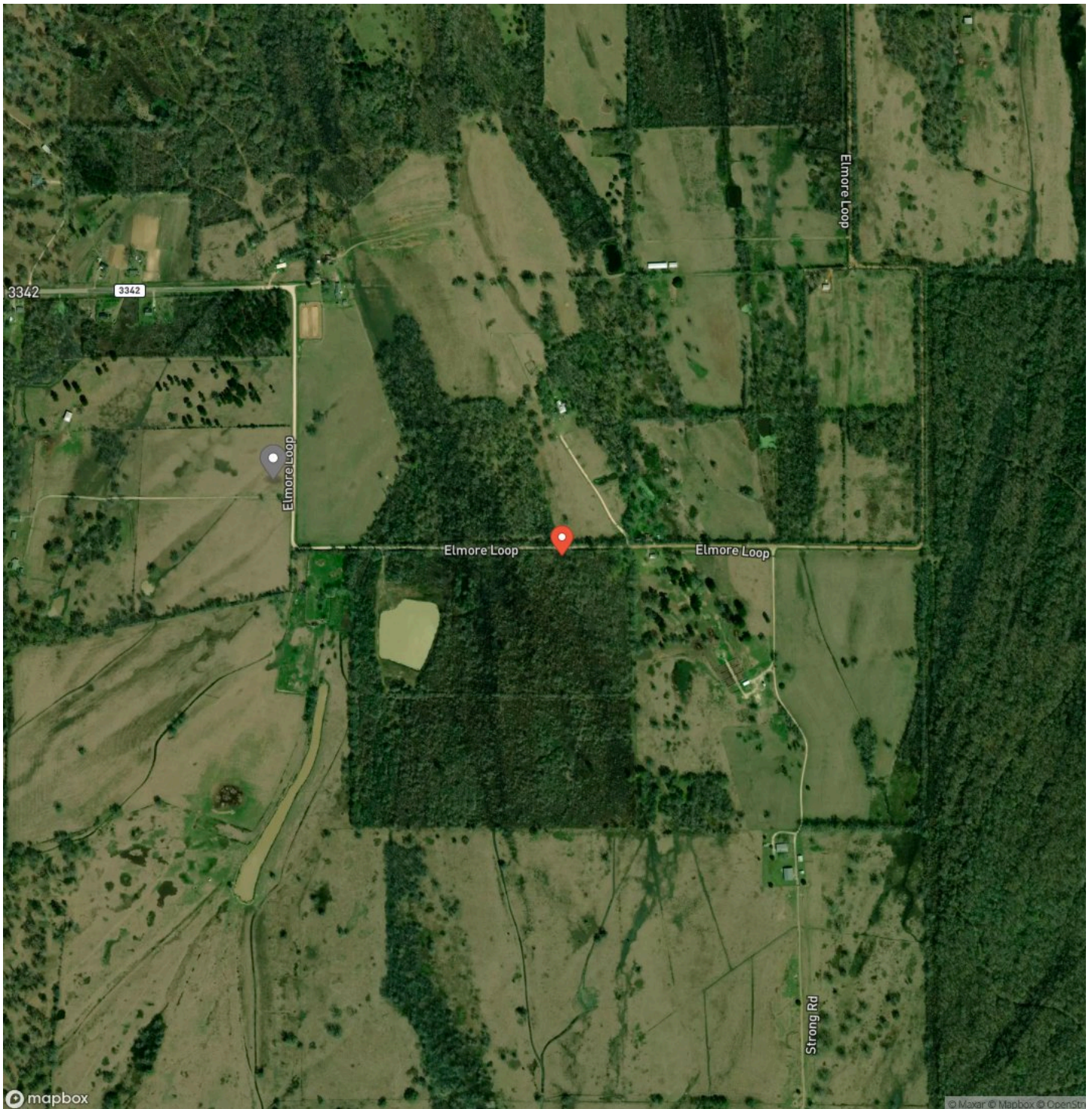


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Miller Cox

Mobile

(817) 899-0372

Email

millier@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

<https://homelandprop.com/>

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DISCLAIMERS

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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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