

000 HWY 271 South
000 Hwy 271 South
Talco, TX 75487

\$135,000
13.5± Acres
Titus County



**000 HWY 271 South
Talco, TX / Titus County**

SUMMARY

Address

000 Hwy 271 South

City, State Zip

Talco, TX 75487

County

Titus County

Type

Undeveloped Land

Latitude / Longitude

33.379119 / -95.119864

Acreage

13.5

Price

\$135,000

Property Website

<https://www.glasslandandhome.com/property/000-hwy-271-south/titus/texas/102595/>

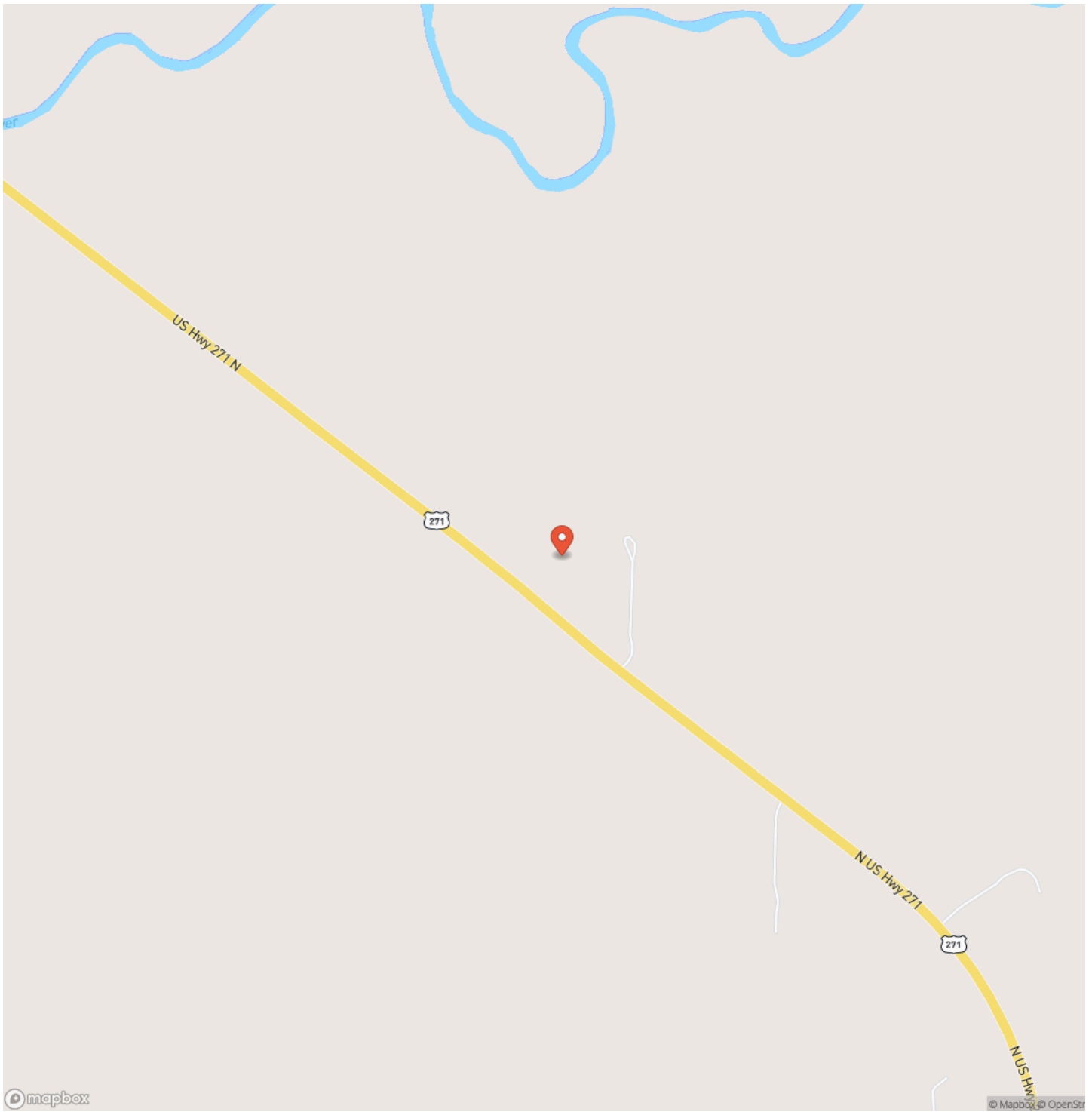


PROPERTY DESCRIPTION

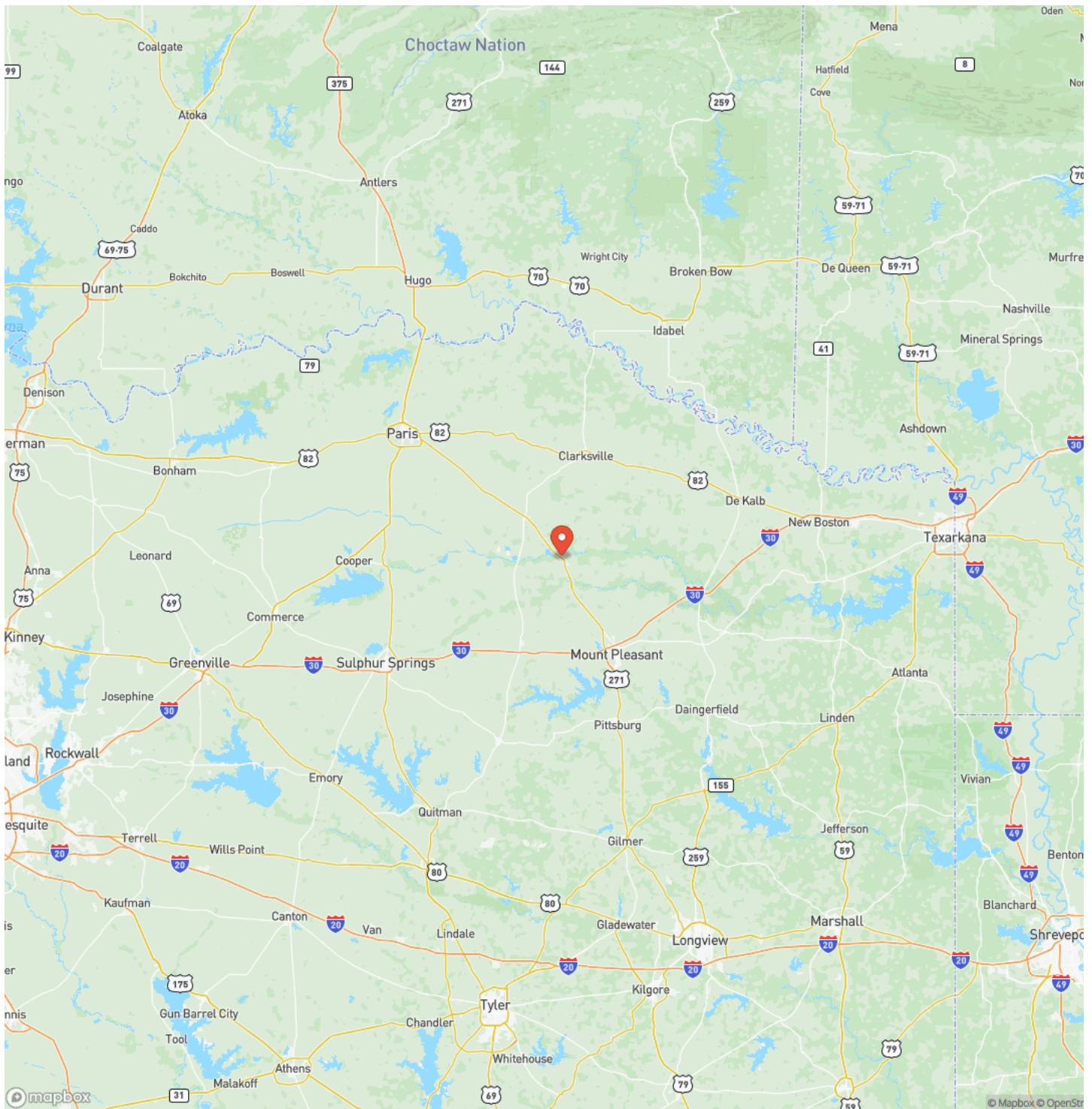
Prime opportunity to own 13.5± acres with highly desirable Hwy 271 South frontage in Titus County, Texas. This versatile tract features sandy soil and a beautiful stand of large, mature trees, offering both usability and scenic appeal. With no restrictions and an existing ag exemption, this property is ideal for a homesite, weekend retreat, or investment. It is mobile home friendly, giving you flexibility to build or place a home that fits your needs. The property supports an abundance of wildlife including whitetail deer, hogs, and other small game, making it a great option for recreational use or light hunting. The combination of timber and terrain creates a natural habitat while still allowing for future improvements. Water and electric are available, making development straightforward and cost-effective. The highway frontage provides easy access and excellent visibility, adding long-term value and potential. Whether you're looking to build your dream home, set up a rural getaway, or invest in East Texas land, this property offers versatility, accessibility, and outdoor appeal.



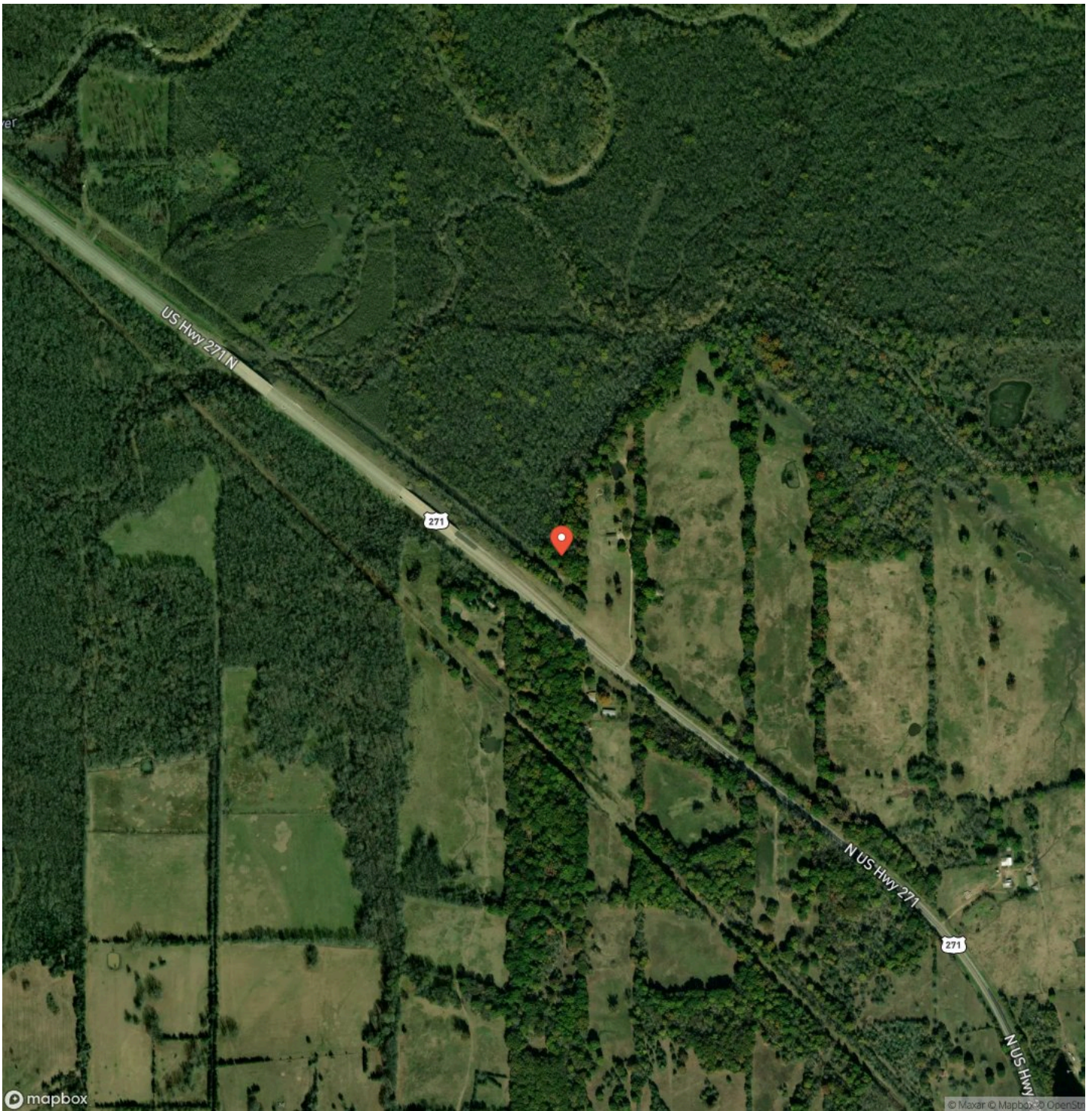
Locator Map



Locator Map



Satellite Map



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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