



CENTERVILLE 32

TBD PR 1425 Centerville, TX

32 Acres | \$220,000



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PROPERTY DESCRIPTION

The Centerville 32 is a secluded 32-acre tract located on the east side of Centerville. Most of the property is covered in dense woods, with several cleared acres atop the hill for the perfect home site. Whether you're looking for a recreational getaway or a homestead, this property is a blank canvas to make it your own.

The Centerville 32 offers roughly 29 acres of dense hardwoods, with several acres cleared at the property's highest point. You'll enjoy more than 30 feet of sloping elevation change from north to south. Tree species on the property consist of Post Oak, Live Oak, Blackjack Oak, Pine, and many more. With the dense habitat, wildlife has made this tract their home. There is an abundant amount of whitetail deer, wild hogs, migratory waterfowl, and plenty of varmints. Electricity is on the property. There is a new water line at PR 1425.

2022 Taxes were approximately \$2173

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SCAN HERE TO VIEW MORE OF
CENTERVILLE 32

LOCATION

Leon County

65 miles to Huntsville, 90 miles to Waco, 115 miles to Houston, 107 miles to George Bush International Airport.

DIRECTIONS

From Centerville- Drive East on Hwy 7 for 12 miles, turn right onto CR 151, follow the road around for about 3 miles.

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Google

0 200 400 600 800ft

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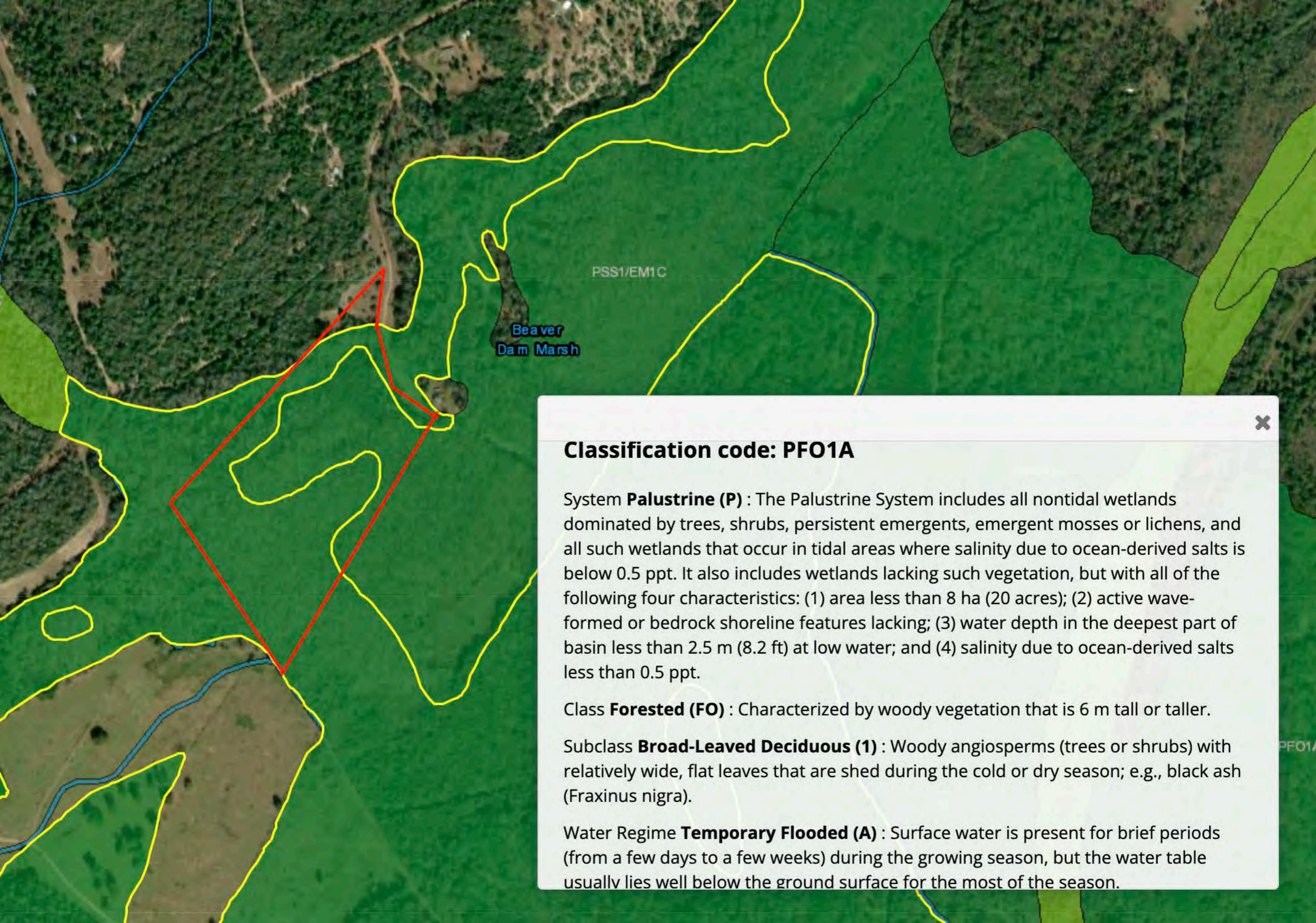
Boundary



Google

0 200 400 600 800ft

- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



PSS1/EM1C

Beaver
Dam Marsh

Classification code: PFO1A

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

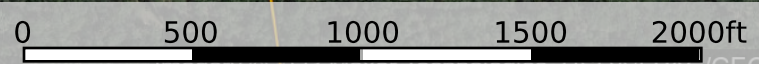
Class **Forested (FO)** : Characterized by woody vegetation that is 6 m tall or taller.

Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Water Regime **Temporary Flooded (A)** : Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.



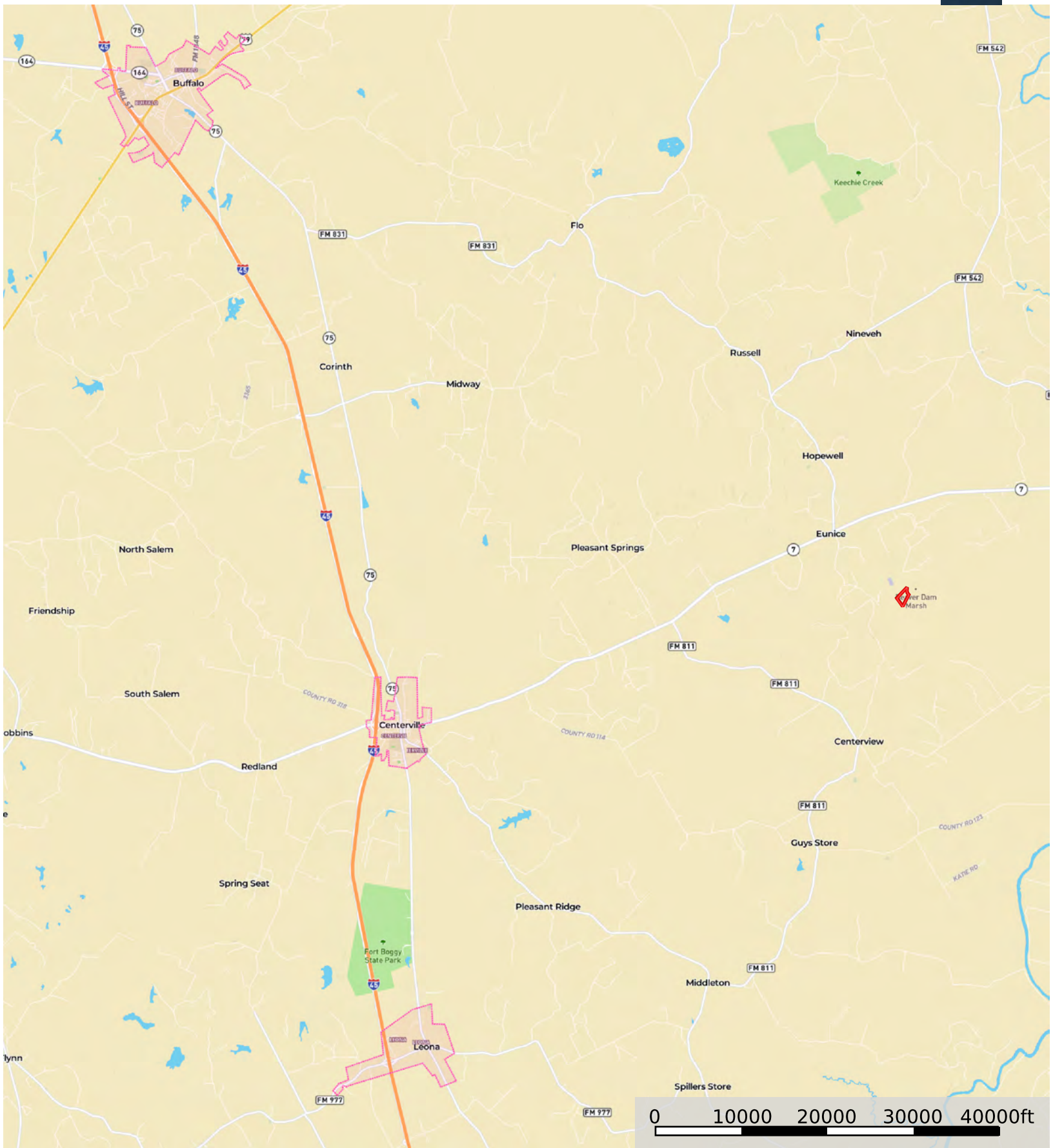
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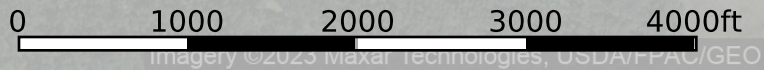
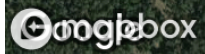
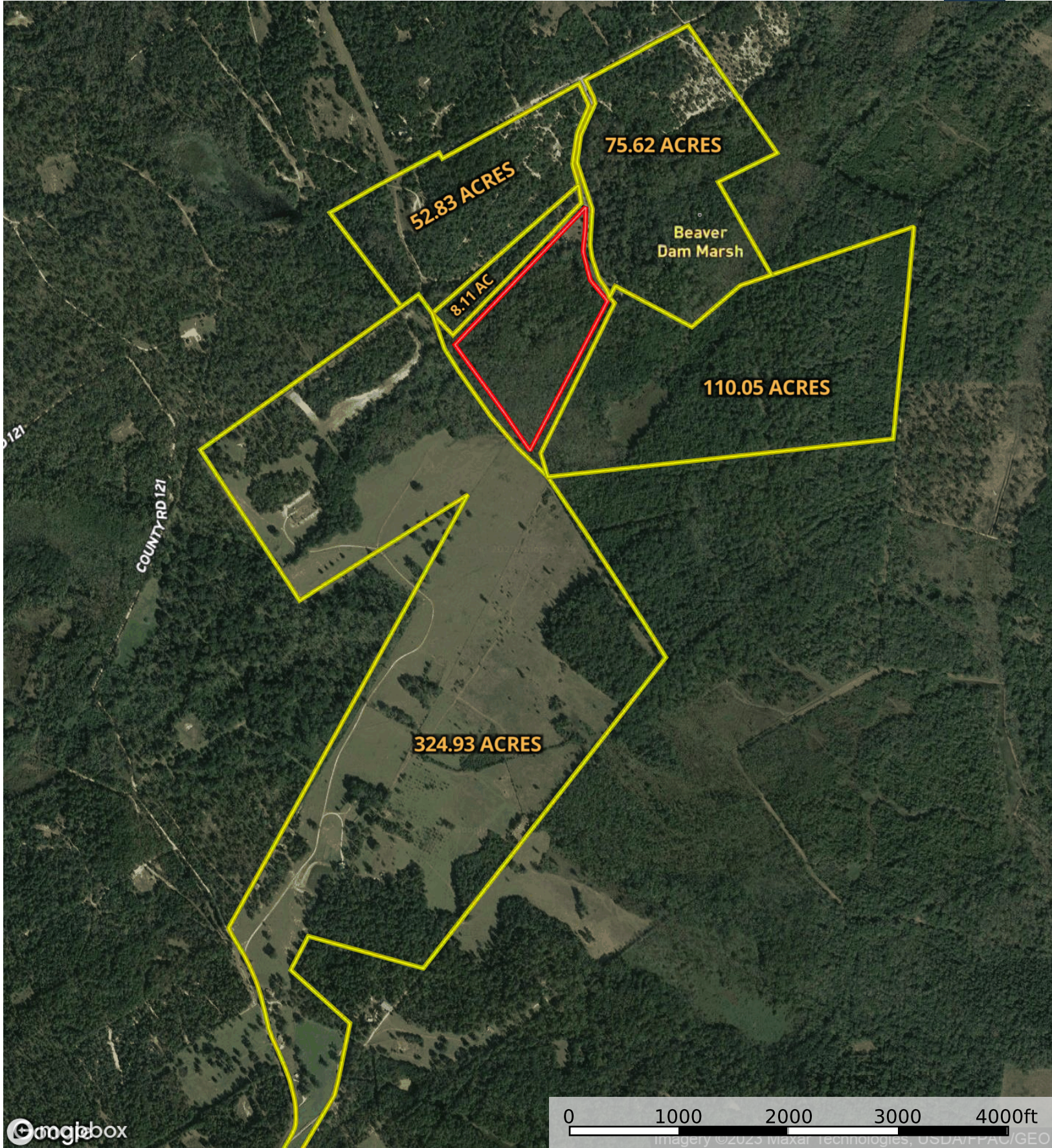
Boundary

TBD PR 1425 Centerville, Texas 75833

Leon County, Texas, 32 AC +/-



Boundary



Boundary 1 Boundary