

LAND FOR SALE

37.0+/- Acres • Cherokee County, Texas

Offered at \$103,600

Highlights:

- This tract has:
 - County road frontage
 - Power lines located on the property
 - Merchantable pine and hardwood to provide future income
 - Potential hunting opportunities
 - Live spring creek



L-2100003

Property Location: From the intersection of Highway 79 and Highway 69 in Jacksonville, stay on Highway 79 West and go approximately 5.5 miles to the intersection of Highway 79 and CR 3210. Turn right on CR 3210 and go approximately 0.2 mile to the intersection of CR 3210 and CR 3214. Turn right on CR 3214 and go approximately 0.1 mile to the intersection of CR 3214 and CR 3212. Turn left on CR 3212 and go approximately 1.5 miles to the intersection of CR 3212 and CR 3213. Turn right on CR 3213 and go approximately 0.1 mile to the southwest boundary of the tract on the west side of CR 3213.



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For additional information, please contact:

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Property Information

Property Description: This 37.0 acre tract is composed of approximately 36 acres of native pine and hardwood that is ready to harvest. There is a creek on the tract. The remaining acreage consist of utility right-of-ways.

Legal Description: Property ID #18046000, 37.0 acres in the J. Steincipher Survey, A-801, Block 2074A, Tract 13, Cherokee County Appraisal District Information, Deed Date: 09-05-2014, Volume 2237, Page 527.

Farm Data:

Timber	36.0 acres
Other	<u>1.0 acres</u>
Total	37.0 acres

Taxes:

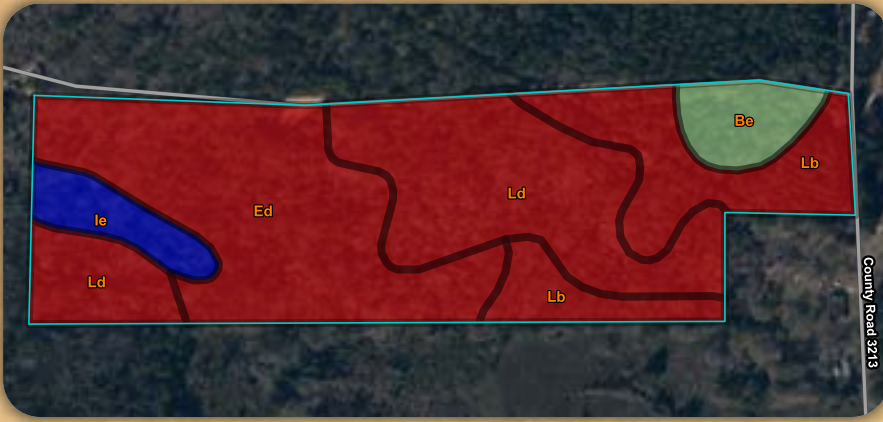
Property ID #118046000, 37.0 Acres: \$81.61 or \$2.21 per acre

Price: \$103,600.00

2018 Timber Stand Map



Soil Map

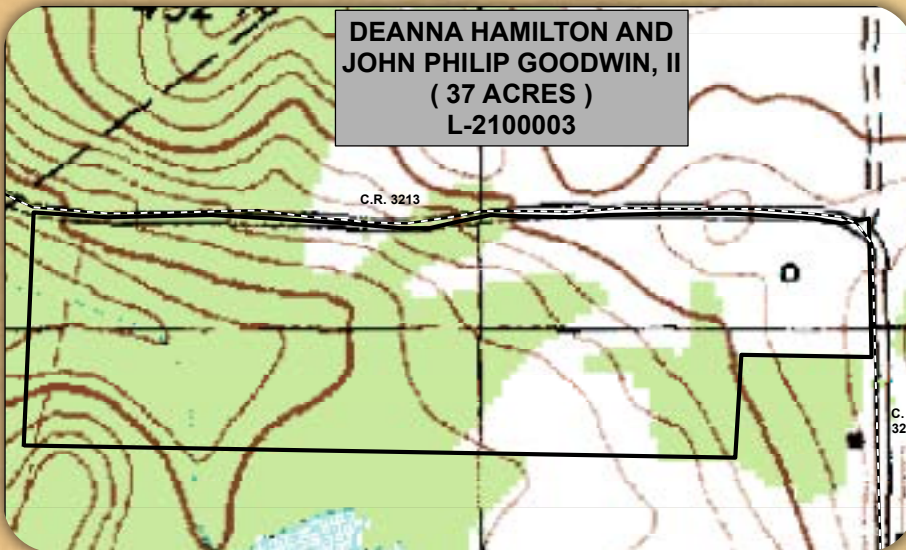


Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Be	Sacul fine sandy loam, sloping, eroded	84	2.1	5.9%
Ed	Darco loamy fine sand, strongly sloping	81	12.4	35.0%
le	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	100	2.0	5.5%
Lb	Darco loamy fine sand, sloping	81	7.0	19.8%
Ld	Darco loamy fine sand, 8 to 15 percent slopes	81	12.0	33.9%
Totals for Area of Interest			35.5	100.0%

Map Legend

- Area of Interest (AOI)**
 Area of Interest (AOI)
- Background**
 Aerial Photography
- Soils**
- Soil Rating Polygons**
- <= 81
 - > 81 and <= 84
 - > 84 and <= 100
 - Not rated or not available
- Soil Rating Lines**
- <= 81
 - > 81 and <= 84
 - > 84 and <= 100
 - Not rated or not available
- Soil Rating Points**
- <= 81
 - > 81 and <= 84
 - > 84 and <= 100
 - Not rated or not available
- Water Features**
 Streams and Canals
- Transportation**
- Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads

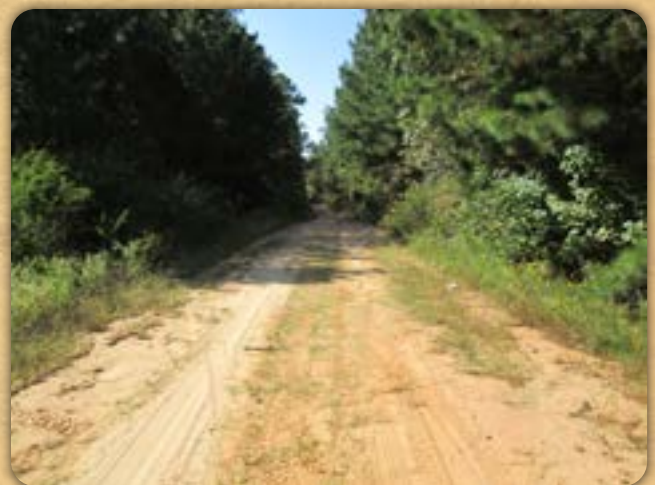
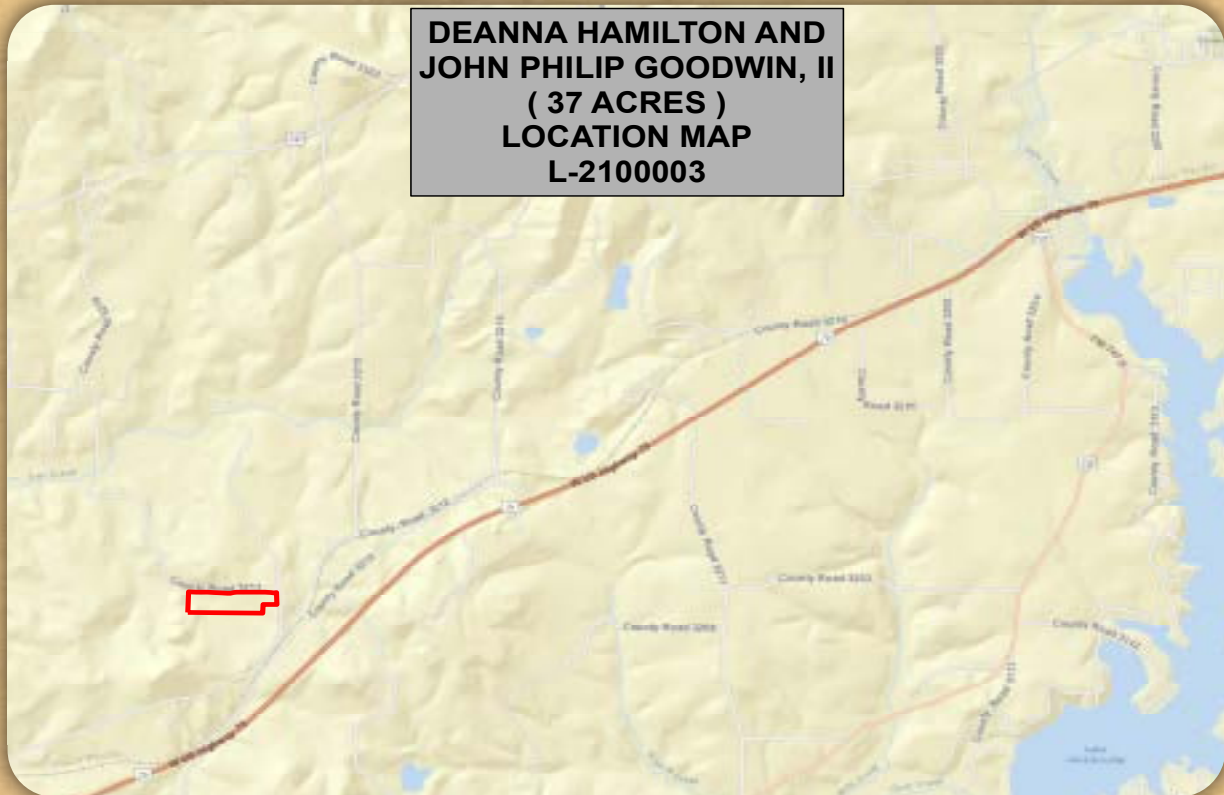
Topography Map



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Property Location Map



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.