

LAND FOR SALE

336.4+/- Acres • Cherokee County, Texas

Offered at \$773,720.00

Tract Highlights:

- County road frontage
- Contains many sloughs and is located in a floodplain.
- Mud Creek frontage
- Potential hunting and recreational opportunities.
- Hardwood for wildlife purposes and for future income.



L-2100384

Property Location: From the intersection of Highway 204 and Highway 110 in Ponta, turn right on Highway 110 and go approximately 2.4 miles to the intersection of Highway 110 and CR 1309. Turn left on CR 1309 and go approximately 1.8 miles to the intersection of CR 1309 and CR 1301. Turn left on CR 1301 and go approximately 1.7 miles to the intersection of CR 1301 and 1316. Turn right on CR 1316 and go approximately 1.1 miles to a pipe gate on north side of CR 1316.



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Mick Schmitt, Agent

Jacksonville, Texas

Office: (903) 586-9375

Cell: (903) 721-5024

MSchmitt@FarmersNational.com

www.FarmersNational.com/MickSchmitt



Property Information

Legal Description: 50/50 interest in 336.4 acre tract, Property ID: 112442010, 120297000, 116828000, 120298000, 118101000, 114183, 114184, 114185, 114186 and 114187, J.R. Goodwin Survey, A-305, C. H. Hill-H. Brian Survey, A-1053, J. Powers Survey, A-696 and the A. Summers Survey, A-807, Cherokee County Texas, Cherokee County Appraisal District Information.

Property Description: This 336.4 acre tract is composed of approximately 23 acres of pine plantation that was thinned several years ago, approximately 42 acres of young upland hardwood and 264 acres of merchantable hardwood timber. This tract has approximately 1,857 feet of county frontage and approximately 4,998 feet of Mud Creek frontage.

Farm Data:

Timber	329.0 acres
Other	<u>7.4 acres</u>
Total	336.4 acres

2019 Taxes:

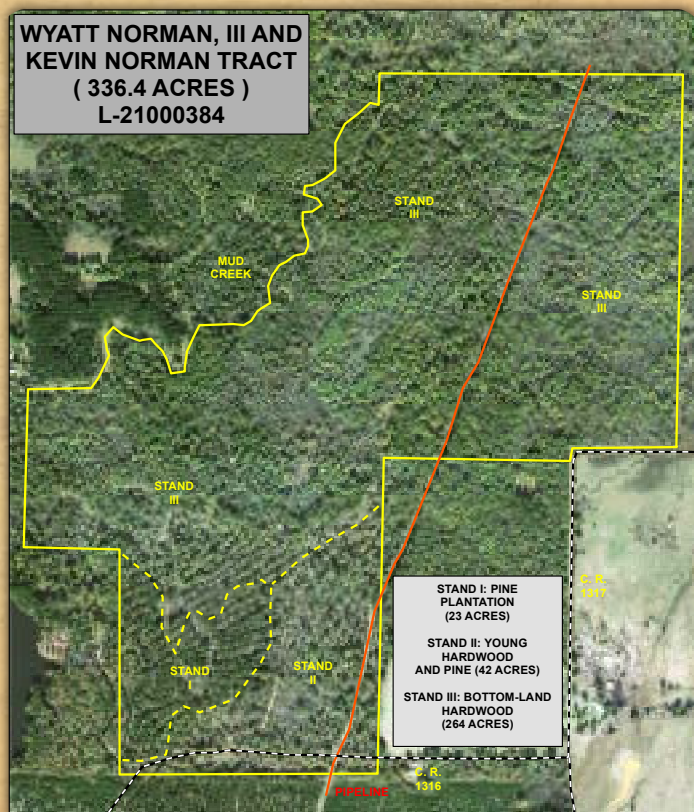
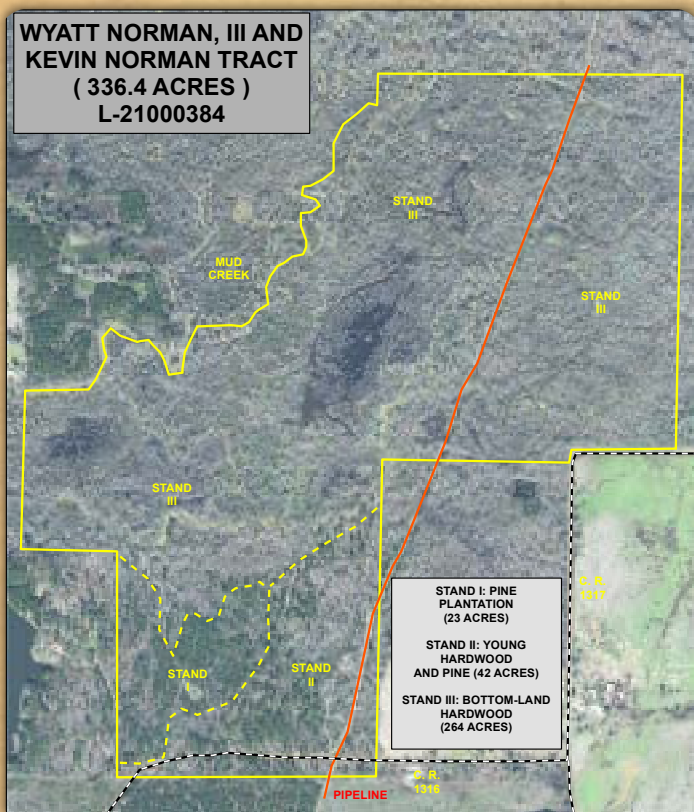
\$388.74 or \$1.16 per acre, total for 336.4 acres.

Price: \$773,720.00



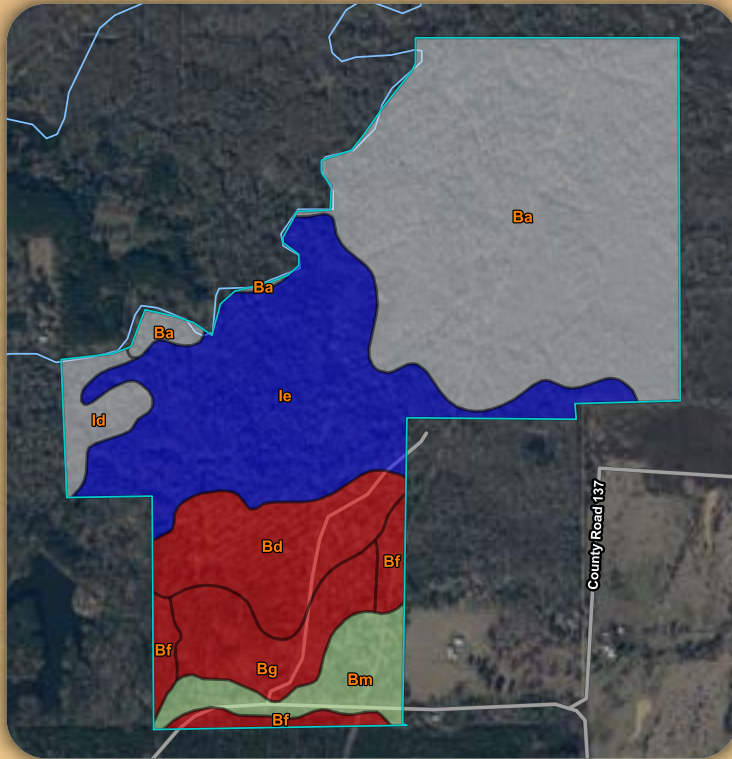
2015 Timber Stand Map

2018 Timber Stand Map



Soil Map

Map Legend



Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

- <= 84
- > 84 and <= 86
- > 86 and <= 100
- Not rated or not available

Soil Rating Lines

- <= 84
- > 84 and <= 86
- > 86 and <= 100
- Not rated or not available

Soil Rating Points

- <= 84
- > 84 and <= 86
- > 86 and <= 100
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ba	Mattex clay loam, 0 to 1 percent slopes, frequently flooded		156.9	46.9%
Bd	Sacul fine sandy loam, 3 to 8 percent slopes	84	31.3	9.4%
Bf	Sacul fine sandy loam, strongly sloping	84	11.3	3.4%
Bg	Sacul fine sandy loam, strongly sloping, eroded	84	21.0	6.3%
Bm	Bowie fine sandy loam, 1 to 3 percent slopes	86	17.6	5.3%
Id	Marietta clay loam		9.1	2.7%
Ie	Iulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	100	87.4	26.1%
Totals for Area of Interest			334.6	100.0%

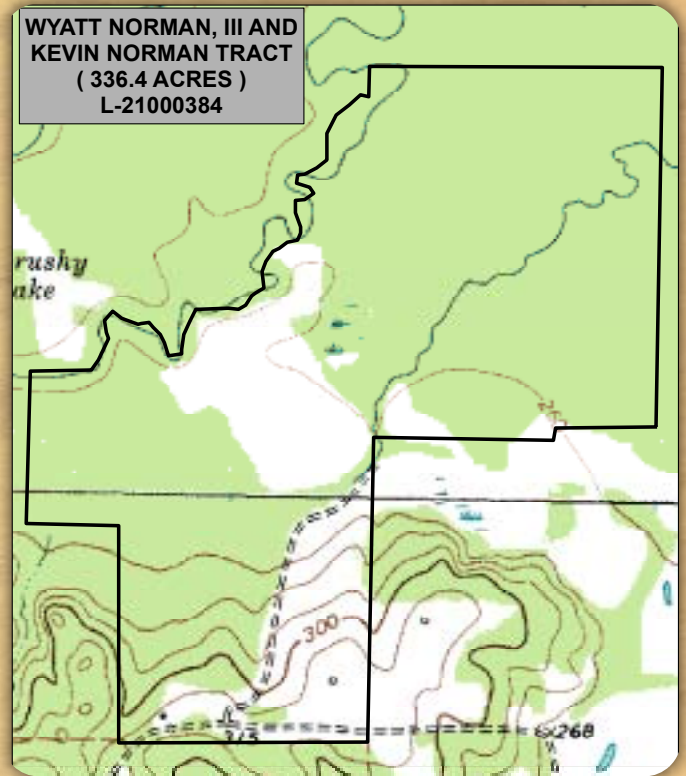
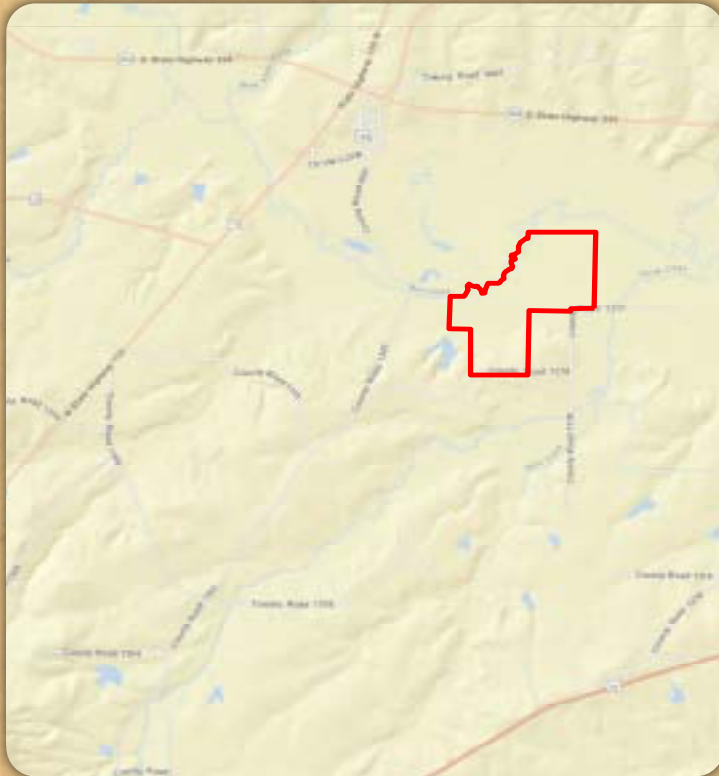


LAND FOR SALE

336.4+/- Acres • Cherokee County, Texas

Property Location Map

Topography 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.