

# LAND FOR SALE

324.0+/- Acres • Cherokee County, Texas

*Offered at \$696,600.00*

## Tract Highlights:

- Approximately 8,066 feet of county road frontage
- Within close proximity of major towns
- Managed pine plantations for immediate and future income
- Potential hunting and recreational opportunities
- Interior road system



L-2100679

**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 to a gate on south side of CR 1316.



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**For additional information, please contact:**

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# Property Information

**Legal Description:** Property ID # 120129000, in the B. F. Johnson Survey, A-981, Block 541, Tract 1, 20 Acres, Property ID # 119721000, in the C. G. Wood Survey, A-914, Block 540, Tract 1, 42 Acres and Property ID # 113720000, in the J. H. Irby Survey, A-414, Block 399, Tract 1, 262 Acres, 324.0 Total Acres, Cherokee County Appraisal District Information.

**Property Description:** This 324.0 acre tract is composed of approximately 200 acres of pine that was totally harvested in 2018, approximately 43 acres of pine plantation that is approximately 25 years old, that was thinned for the second time in 2018, approximately 29 acres of 12 year old pine plantation, approximately 25 acres of 8 year old pine plantation and 27 acres of native hardwood that is along creeks and drains.

## Farm Data:

Timber 324.0 acres

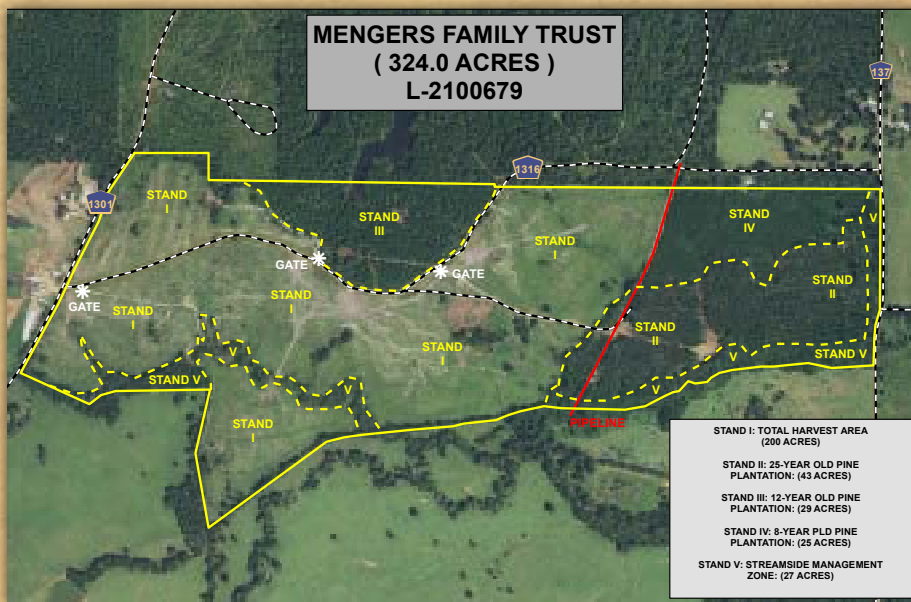
## 2019 Taxes:

Property ID # 120129000, 20.0 Acres, \$50.71  
 Property ID # 119721000, 42.0 Acres, \$106.48  
 Property ID # 113720000, 262 Acres, \$664.28  
 or \$2.54 per acre

**Price:** \$696,600.00

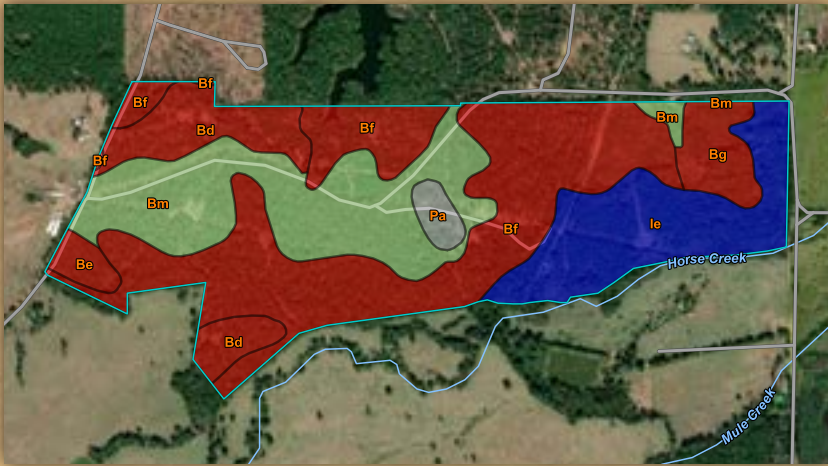


2020 Timber Stand Map





## Soil Map



Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Bd	Sacul fine sandy loam, 3 to 8 percent slopes	84	30.8	9.6%
Be	Sacul fine sandy loam, sloping, eroded	84	5.9	1.8%
Bf	Sacul fine sandy loam, strongly sloping	84	128.1	40.1%
Bg	Sacul fine sandy loam, strongly sloping, eroded	84	15.0	4.7%
Bm	Bowie fine sandy loam, 1 to 3 percent slopes	86	79.2	24.8%
Ie	Iulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	100	55.0	17.2%
Pa	Percilla soils		5.5	1.7%
<b>Totals for Area of Interest</b>			<b>319.3</b>	<b>100.0%</b>

## 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

## 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.