

LAND FOR SALE

887.595+/- Acres • Cherokee County, Texas

Offered at \$1,331,392.50

Highlights:

- This tract is located within close proximity of major towns and has:
 - State highway frontage
 - Marsh, sloughs, and Angelina River frontage
 - Potential hunting and recreational opportunities
 - Young hardwood regeneration for wildlife purposes and for future income



L-2100071

Property Location: From the intersection of Highway 204 and Highway 84 in Reklaw, stay east on Highway 204 and go approximately 2.8 miles to the gate on north side of Highway 204.

Legal Description: This tract was recently surveyed by a registered public surveyor in 2019-2020 and contains 887.595 total acres.



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For additional information, please contact:

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Property Information

Property Description: This 887.595 acre tract is composed of approximately 862 acres of young hardwood regeneration and does contain marsh and sloughs. This tract has approximately 3,442 feet of state highway frontage and approximately 16,202 feet of river frontage.

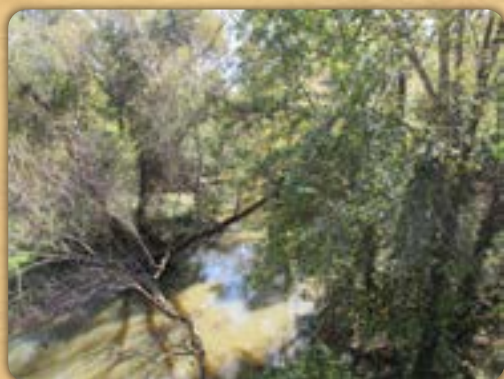
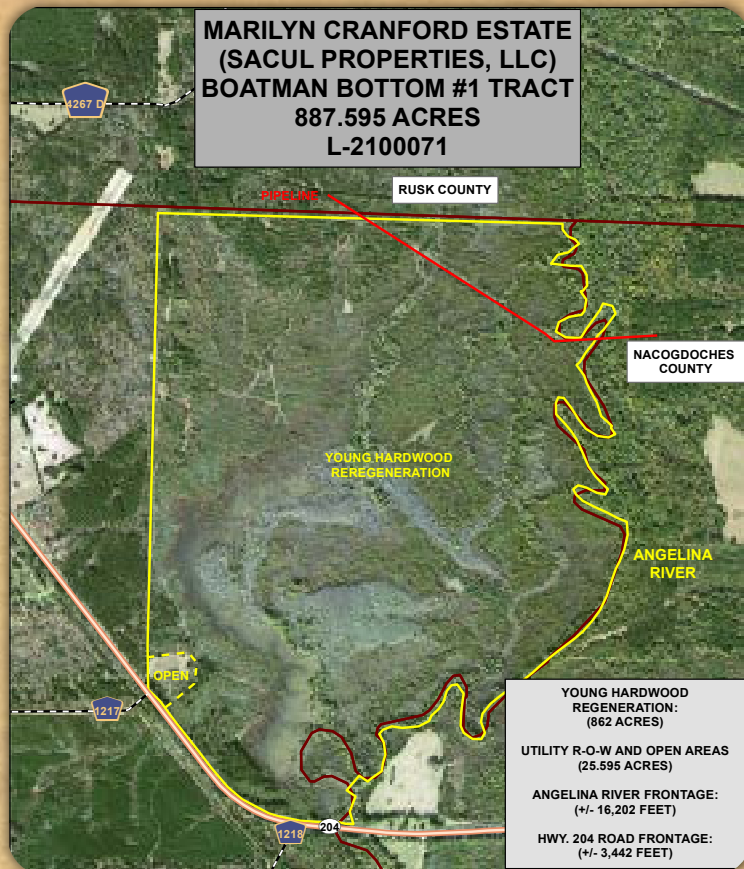
Farm Data:

Timber	862.0 acres
Other	<u>25.595 acres</u>
Total	887.595 acres

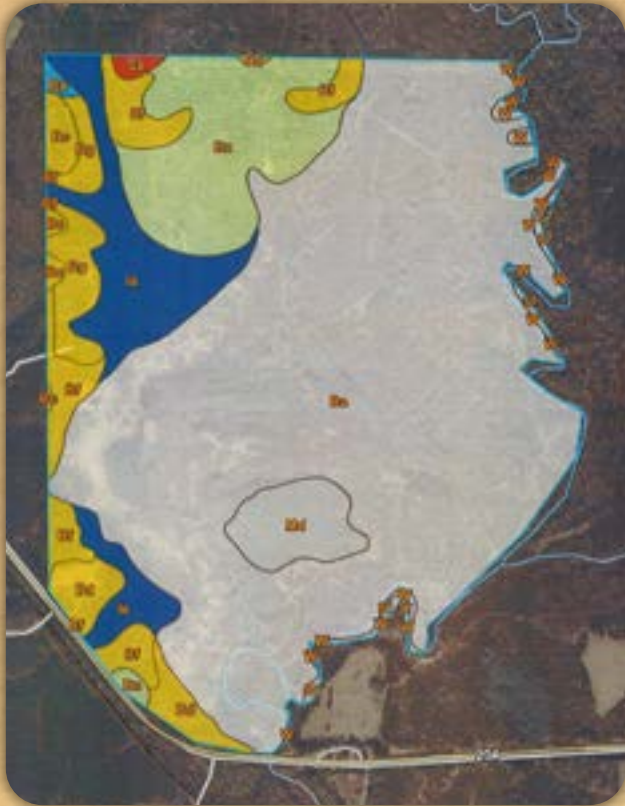
2019 Taxes: \$2,160.62 or \$2.43 per acre

Price: \$1,331,392.50

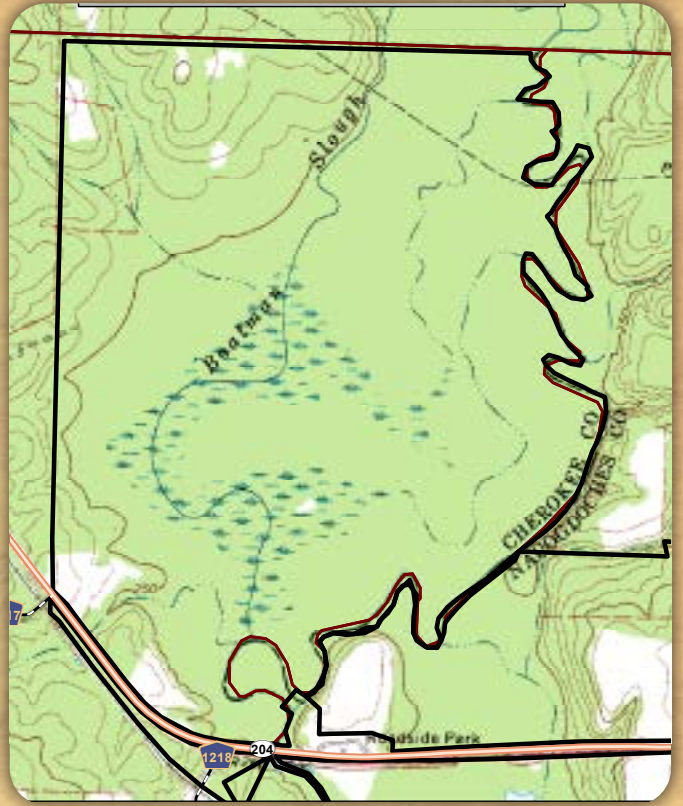
2018 Timber Stand Map



Soil Map



Topography Map



Area of Interest (AOI)

- Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons

- <= 80
- > 80 and <= 84
- > 84 and <= 88
- > 88 and <= 88
- > 88 and <= 100
- Not rated or not available

Soil Rating Lines

- <= 80
- > 80 and <= 84
- > 84 and <= 88
- > 88 and <= 88
- > 88 and <= 100
- Not rated or not available

Soil Rating Points

- <= 80
- > 80 and <= 84
- > 84 and <= 88
- > 88 and <= 88
- > 88 and <= 100
- Not rated or not available

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (SIT)	Acres in AOI	Percent of AOI
8a	Water clay loam, 0 to 1 percent slope, frequently flooded	80	808.1	80.0%
8b	Sand fine sandy loam, 1 to 3 percent slope	84	88.1	8.8%
8d	Sand fine sandy loam, 5 to 8 percent slope	84	10.0	1.0%
8f	Sand fine sandy loam, strongly sloping	84	45.5	4.5%
8g	Sand fine sandy loam, strongly sloping, eroded	84	20.0	2.0%
8i	Sand fine sandy loam, 3 to 8 percent slope	88	91.4	9.1%
8j	Silted sandy fine sand, gently sloping	88	2.0	0.2%
8k	Silt fine sandy loam, 0 to 1 percent slope, frequently flooded	100	72.7	7.2%
8l	Argaline	80	27.8	2.8%
8m	LaCrosse clay, nearly level	80	8.8	0.9%
8n	Water greater than 40 acres in size	80	8.2	0.8%
Subtotal for Soil Survey Area			1014.8	100.0%
Totals for Area of Interest			1014.8	100.0%

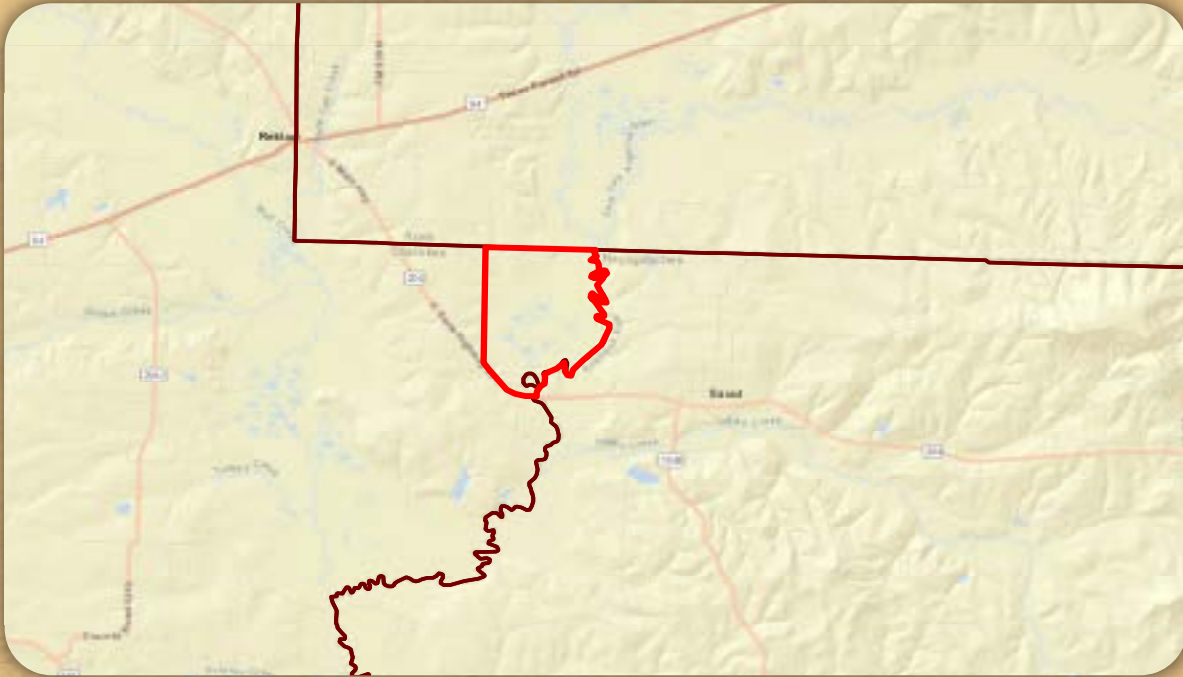
Map unit symbol	Map unit name	Rating (SIT)	Acres in AOI	Percent of AOI
8i	Water clay loam, frequently flooded	88	8.3	0.8%
8j	Water	80	8.1	0.8%
Subtotal for Soil Survey Area			16.4	1.6%
Totals for Area of Interest			1014.8	100.0%



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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.