

LAND FOR SALE

138.19+/- Acres • Panola County, Texas
Offered at \$511,303

Highlights:

- Well managed pine plantations for future timber sales and income
- Approximately 1,580 feet of state highway frontage, with electricity in the area
- Hunting and recreational potential
- Located within close proximity of a major town



L-2200134

Property Location: From the intersection of Highway 259 and Highway 79 in Henderson, Texas, take Highway 79 East and go approximately 13.6 miles to the gate on the north side of Highway 79. From the intersection of Highway 149 and Highway 79 in Carthage, Texas, take Highway 79 West and go approximately 11.6 miles to the gate on the north side of Highway 79.

Legal Description: Property ID: 27195, Tract K, J. Robinson Survey, A-571, Total Acres 138.19 Acres, Panola County Appraisal District Information.



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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



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Property Information

Property Description: This 138.19 acre tract consists of approximately 93 acres of pine plantation that was thinned for the first time in 2015 and was thinned for the second time in 2020, approximately 33 acres of native hardwood and SMZ. This property is well managed and has an interior road system. This property has approximately 1,580 feet of State Highway frontage. This property contains creeks and drains and has excellent hunting opportunities.

Farm Data:

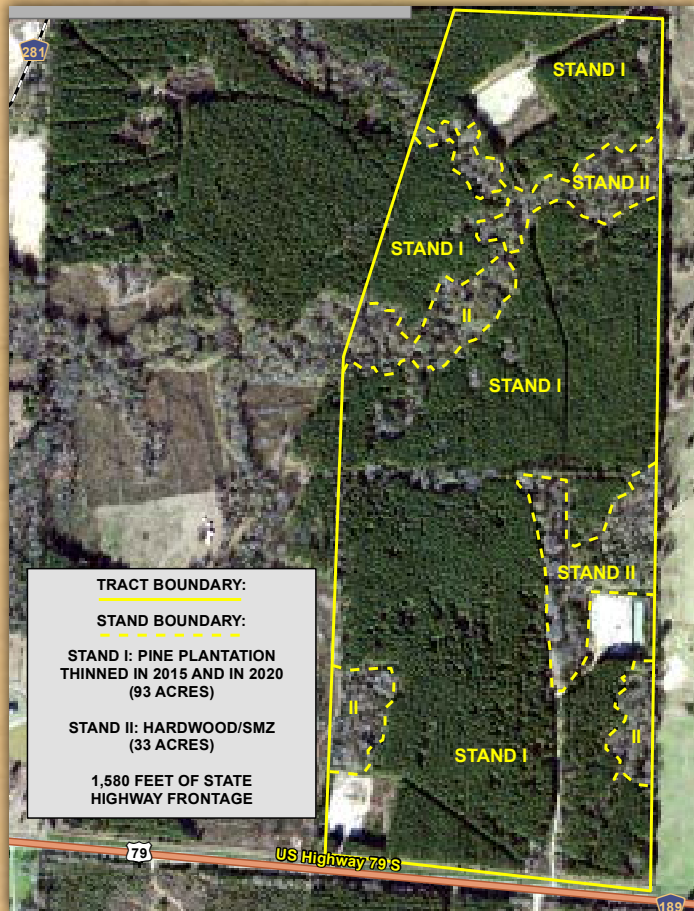
Timber	126.0 acres
Other	<u>12.19 acres</u>
Total	138.19 acres

2020 Taxes:

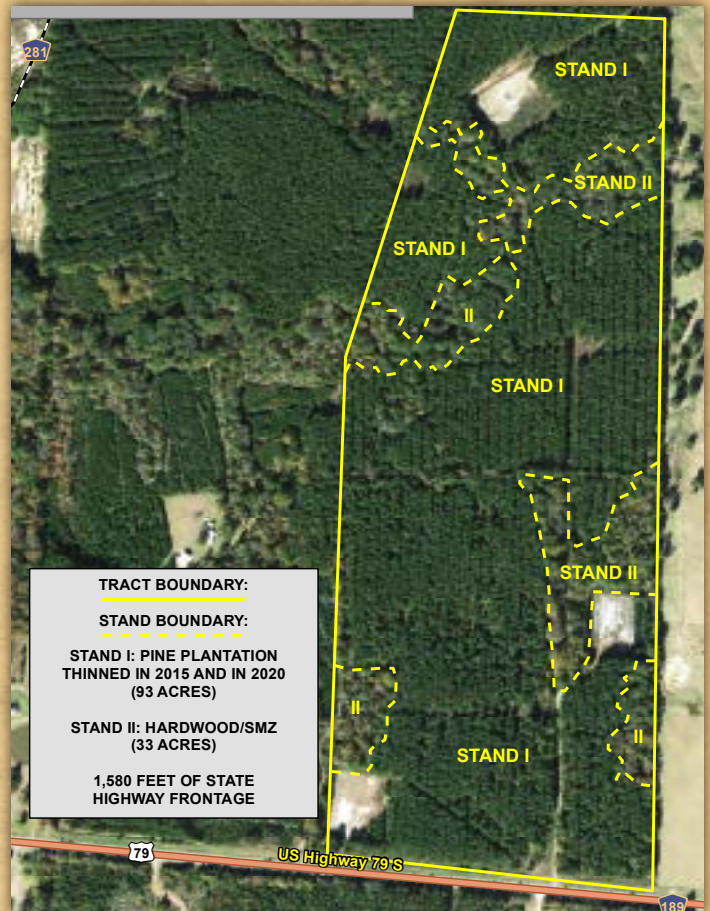
Property ID: 27195, Tract K, 138.19 Acres:
\$335.63

Price: \$511,303.00

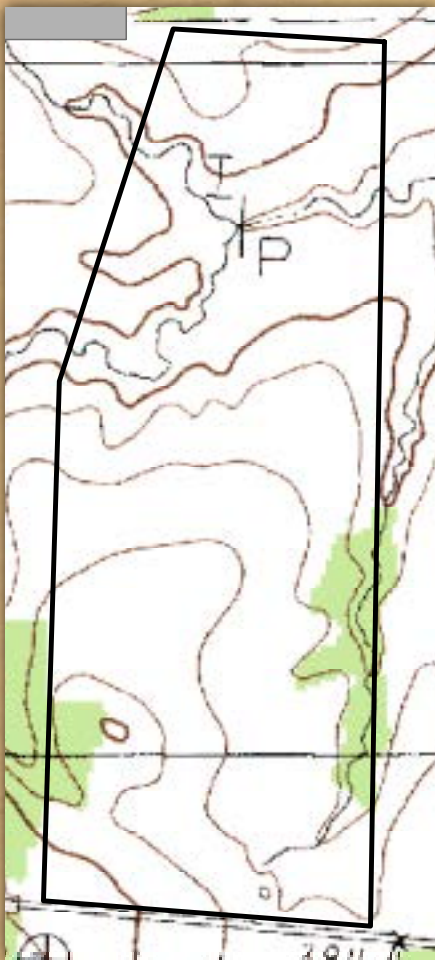
2015 Timber Stand Map



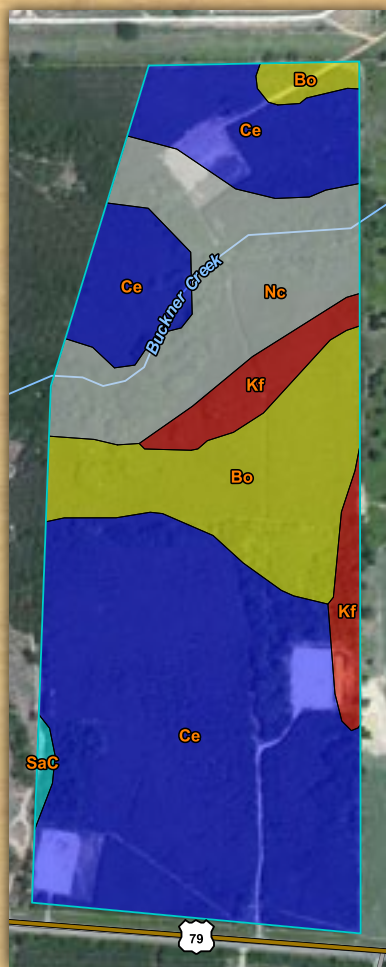
2018 Timber Stand Map



Topography Map



Soil Map



Map Legend

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- ≤ 85
- > 85 and ≤ 86
- > 86 and ≤ 94
- > 94 and ≤ 102
- Not rated or not available

Soil Rating Lines

- ≤ 85
- > 85 and ≤ 86
- > 86 and ≤ 94
- > 94 and ≤ 102
- Not rated or not available

Soil Rating Points

- ≤ 85
- > 85 and ≤ 86
- > 86 and ≤ 94
- > 94 and ≤ 102
- 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))— Summary by Map Unit — Panola County, Texas (TX365)

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Bo	Bowie fine sandy loam, 1 to 8 percent slopes	86	23.1	16.8%
Ce	Cart-Erno complex	102	81.6	59.2%
Kf	Kirvin fine sandy loam, 1 to 8 percent slopes	85	8.4	6.1%
Nc	Nahatche complex		24.1	17.5%
SaC	Sacul fine sandy loam, 1 to 5 percent slopes	94	0.7	0.5%
Totals for Area of Interest			137.9	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.