

LAND FOR SALE

170.02+/- Acres • Cherokee County, Texas
Offered at \$646,076.00

Highlights:

- 1,282 feet of state highway frontage
- Acreage on both sides of the state highway
- Managed for timber production
- Potential hunting and recreational opportunities
- Pine timber for future income



L-2200413

Property Location: From the intersection of Highway 69 and Highway 84 in Rusk, turn left on Highway 84 and go approximately 5.3 miles to the gates on the north and south side of Highway 84.

Legal Description: Property ID: 113817000, J. Johnson Survey, A-450, Block 530, Tract 4 17 Acres, Property ID: 111634000, R. J. Eskridge Survey, A-254, Block 530A, Tract 3, 65.16 Acres and Property ID: 118214000, M. Session Survey, A-824, Block 531, Tract 1, 87.86 Acres, 170.02 Total Acres, Cherokee County Appraisal District Information..



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For additional information, please contact:

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Property Information

Property Description: This 170.02 acre tract is composed of approximately 160 acres of pine plantation that was thinned in 2022 and will be ready for another harvest in 2027 and approximately 10 acres of hardwood timber along creeks and drains. This tract has approximately 1,282 feet of state highway frontage.

Farm Data:

Timber 170.02 acres

2021 Taxes:

Property 113817000, Block 530, Tract 4, 17.0 Acres: \$37.39 or \$2.20 per acre

Property ID #111634000, Block 530A, Tract 3, 65.16 Acres: \$143.45 or \$2.20 per acre

Property ID #118214000, Block 531, Tract 1, 87.86 Acres: \$193.37 or \$2.20 per acre

Price: \$646,076.00.

Topography Map

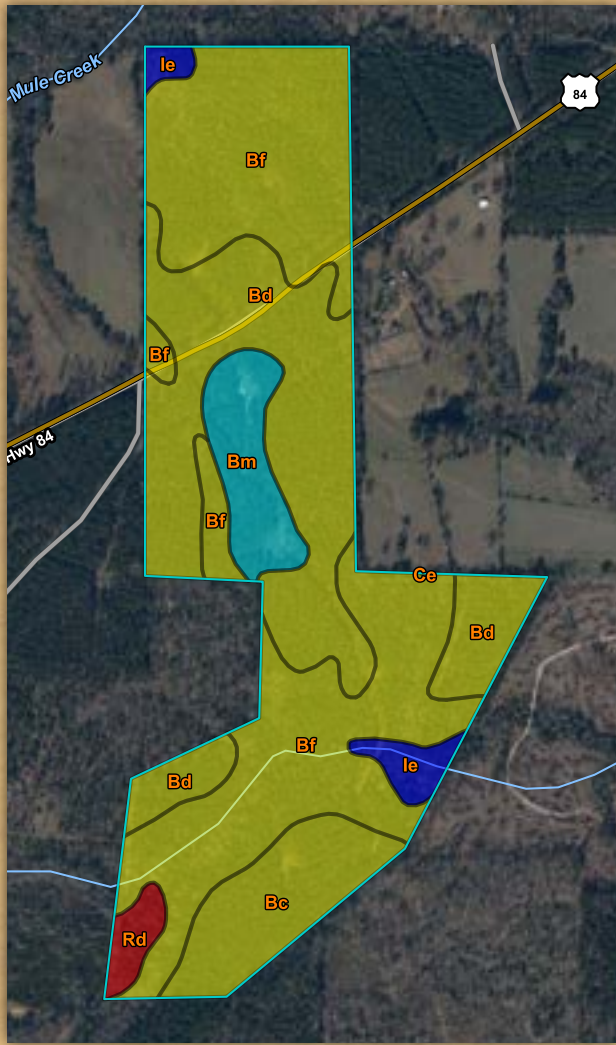


2018 Timber Stand Map



Soil Map

Map Legend



- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 - <= 80
 - > 80 and <= 84
 - > 84 and <= 86
 - > 86 and <= 100
 - Not rated or not available
 - Soil Rating Lines**
 - <= 80
 - > 80 and <= 84
 - > 84 and <= 86
 - > 86 and <= 100
 - Not rated or not available
 - Soil Rating Points**
 - <= 80
 - > 80 and <= 84
 - > 84 and <= 86
 - > 86 and <= 100
 - Not rated or not available
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
- Background**
 - Aerial Photography
- Other Legend Items:**
 - US Routes
 - Major Roads
 - Local Roads

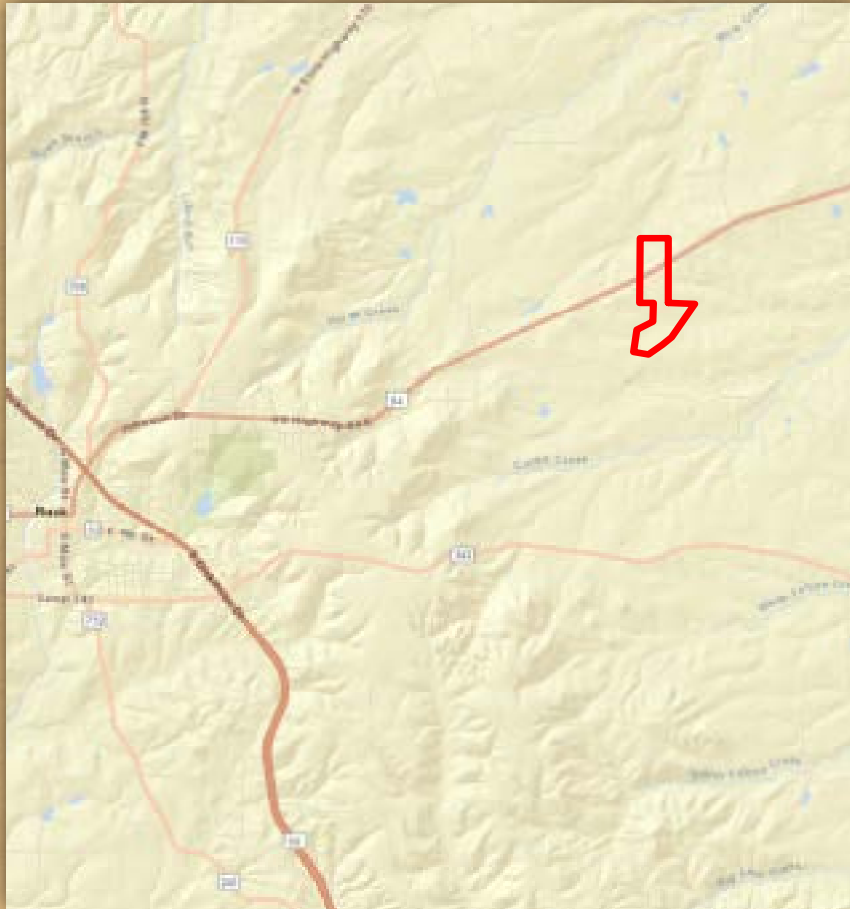
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Bc	Sacul fine sandy loam, 1 to 3 percent slopes	84	16.3	9.4%
Bd	Sacul fine sandy loam, 3 to 8 percent slopes	84	56.1	32.5%
Bf	Sacul fine sandy loam, strongly sloping	84	81.1	47.0%
Bm	Bowie fine sandy loam, 1 to 3 percent slopes	86	11.3	6.5%
Ce	Cuthbert fine sandy loam, sloping	84	0.0	0.0%
le	lulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	100	4.7	2.7%
Rd	Briley loamy fine sand, gently sloping	80	3.2	1.8%
Totals for Area of Interest			172.6	100.0%



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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.