

LAND FOR SALE

147.053+/- Acres • Anderson County, Texas

Offered at \$382,338.00

Highlights:

- 10-year old pine plantation for future timber sales and income
- Two cabins with water and electricity in the area
- Hunting and recreational potential
- Within close proximity of a major town
- Shown by appointment only



L-2300298

Property Location: From the intersection of Highway 175 and Highway 155 in Frankston, go south on Highway 155 and go approximately 13 miles to the intersection of Highway 155 and F.M. 321. Go west on F.M. 321 and go approximately 4 miles to the intersection of F.M. 321 and F.M. 315. Go north on F.M. 315 approximately 3 miles to the intersection of F.M. 315 and C.R. 441. Go west on C.R. 441 approximately 3 miles to the intersection of C.R. 441 and C.R. 404. Go northwest on C.R. 404 approximately 1 mile to the gate on the northeast side of C.R. 404.

Legal Description: Property ID: R0013417, Elizabeth A. Groce Survey, A-28, Block 1365, Tract 3, Called 133.33 Acres based on the Anderson County Appraisal District Information, 147.053 Actual Acres based on a survey done in 2003. Deed Information: Volume 756, Page 512.



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For additional information, please contact:

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Farm and Ranch Management • Real Estate Sales • Energy Management
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Property Information

Property Description: This 147.053 acre tract consists of approximately 65 acres of 10-year old pine plantation that will be ready for a thinning for the first time in 2028, approximately 75 acres of native pine and hardwood that has never been thinned. This property has a well maintained road system that is being maintained.

Farm Data:

Timber 140 acres
 Other 7.053 acres
 Total: 147.053 acres

Improvements: Cabins

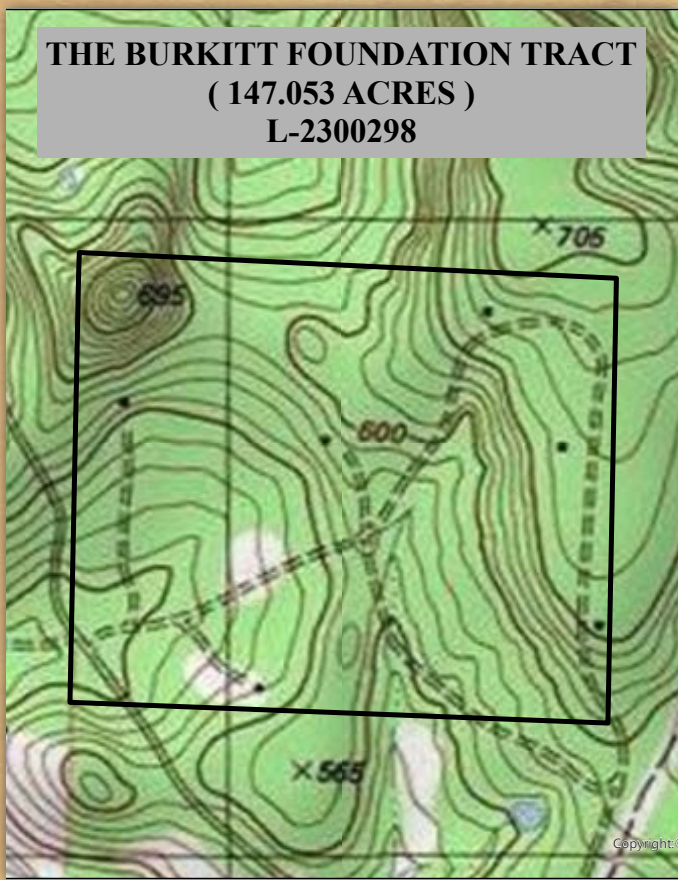
2022 Taxes:

Property ID: R0013417, BLOCK 1365, TRACT 3
\$514.28

Soil Map



Topography Map

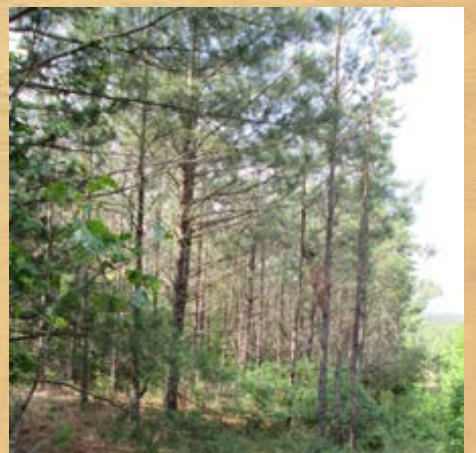


Aerial Map



Map Legend

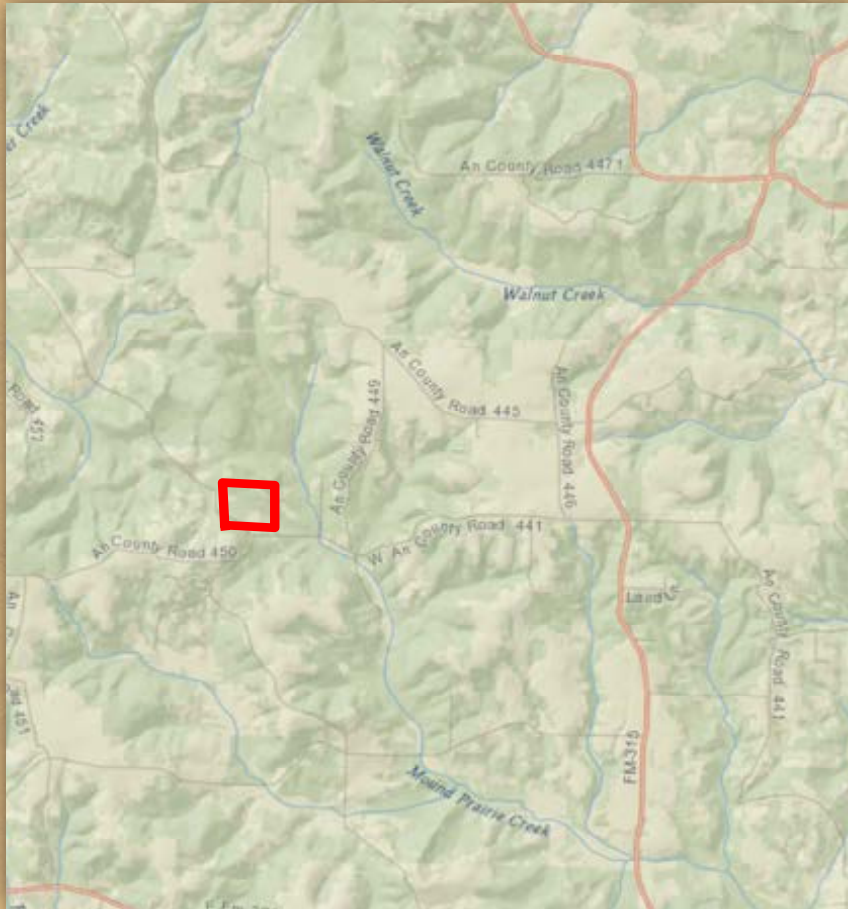
STAND I: PINE PLANTATION (65 ACRES)	
STAND II: MIXED PINE & HARDWOOD (75 ACRES)	
TRACT BOUNDARY	
STAND BOUNDARY	
MAIN ROAD	
POWERLINE	
CABINS	



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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.