Farmers National Company™

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L-2400016



SCAN THE QR CODE FOR MORE INFO!

LAND FOR SALE

145.2± Acres, Cherokee, Texas

OFFERED AT

$580,800

Highlights:

- This property has a well managed natural pine stand that has been thinned twice and has potential for future timber sales and income.
- This property has water and electricity in the area.
- This property has hunting and recreational potential.
- This property is within close proximity of a major town.
- This property has approximately 1,214 feet of Farm Road frontage.



For additional information, please contact:

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MSchmitt@FarmersNational.com

Property Information

Directions to Property:

From the intersection of Highway 69 and Highway 135 in Jacksonville, go north on Highway 135 and go approximately 5.2 miles to the intersection of Highway 135 and F. M. 2064. Turn right on F. M. 2064 and go approximately 7.9 miles to the gate on the west side of F. M. 2064. From the intersection of Highway 110 and Highway 135 in Troup turn left on Highway 135 and go approximately 2.5 miles to the intersection of Highway 135 and F. M. 2064. Turn left on F. M. 2064 and go approximately 0.9 mile to the gate on the west side of 2064.

Legal Description:

Property ID: 112277000, William George Survey, A-295, Block 1065, Tract 1, Called 145.2 Acres based on the Cherokee County Appraisal District Information, Deed Information: Volume 2042, Page 123.

Property Description:

This 145.2 acre tract consists of approximately 50 acres of total harvest that was harvested in 2023 and can be replanted with pine or converted to pasture, approximately 85 acres of native pine that has been thinned twice, the most recent thinning ocurring in 2023 and approximately 7 acres of hardwood and SMZ.

Farm Data:

Timber	142.0 acres
Other	3.2 acres
Total	145.2 acres

2022 Taxes:

$205.07

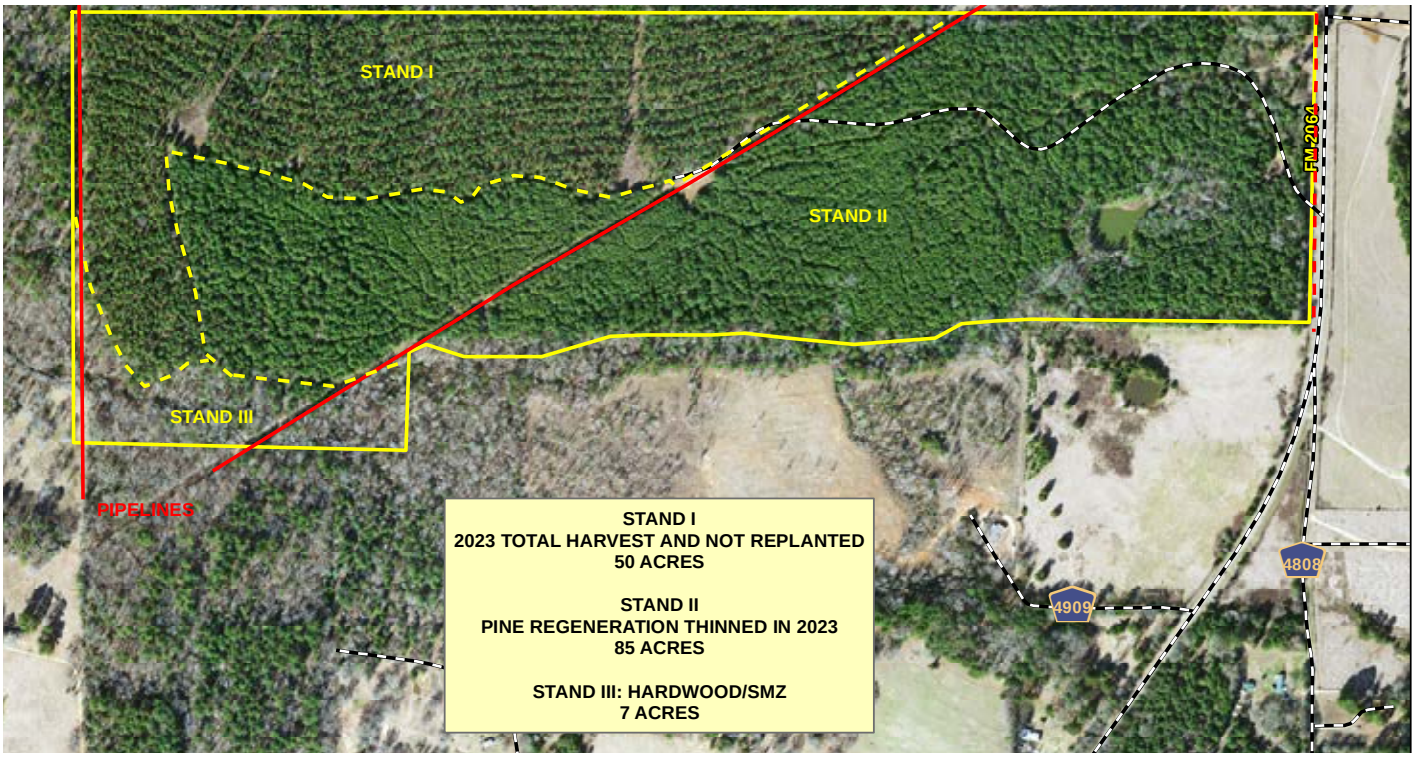
Price:

$580,800

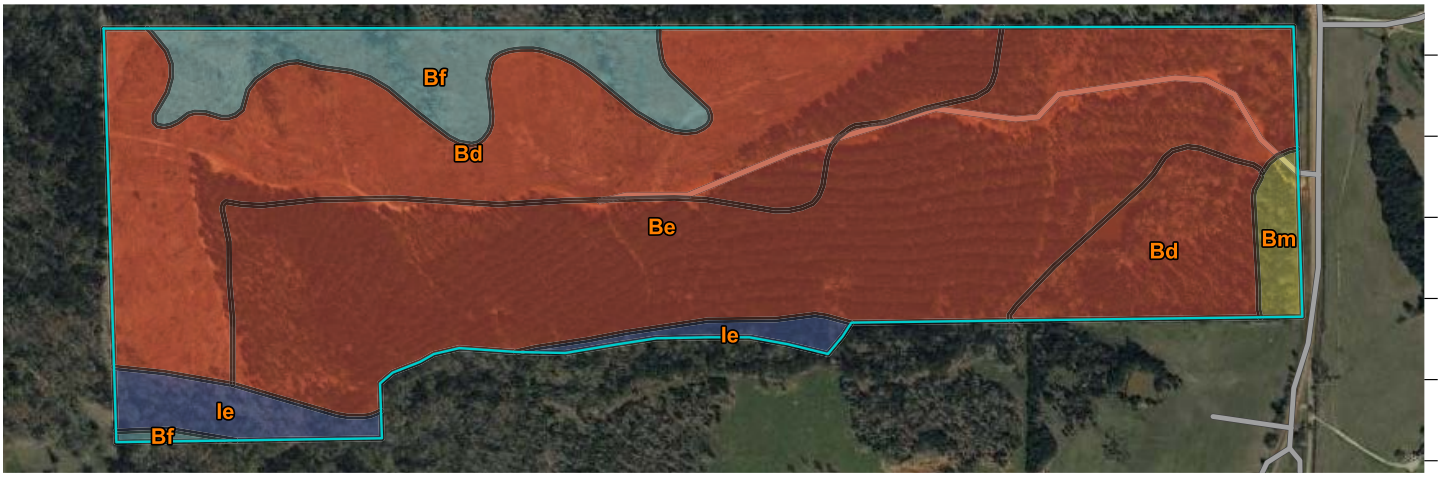
Location Map



Aerial Map



Soils 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	58.6	39.4%
Be	Sacul fine sandy loam, sloping, eroded	84	68.0	45.7%
Bf	Sacul fine sandy loam, 8 to 15 percent slopes	94	13.0	8.8%
Bm	Bowie fine sandy loam, 1 to 3 percent slopes	86	2.6	1.7%
Ie	Iulus fine sandy loam, 0 to 1 percent slopes, frequently flooded	100	6.5	4.4%
Totals for Area of Interest			**148.8**	**100.0%**

























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