



Farmers
National
Company

www.FarmersNational.com

L-2400334

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

22.52± Acres, Cherokee County, Texas

OFFERED AT
\$209,500

Highlights:

- Well-managed pine plantations that has been thinned once and has potential for future timber sales and income
- Water and electricity in the area
- Approximately 1,512 feet of shared creek frontage that runs the length of the western boundary line
- Within close proximity of a major town
- Approximately 452 feet of paved county road frontage.



For additional information, please contact:

Mick Schmitt, Agent | (903) 586-9375

MSchmitt@FarmersNational.com

Property Information

Directions to Property:

This property is located approximately 115 miles southeast of Dallas and approximately 34 miles southwest of Tyler. From the intersection of Highway 69 and Highway 79 in Jacksonville, go west on Highway 79 approximately 5.4 miles to the intersection of Highway 79 and CR 3210. Turn right on CR 3210 and go approximately 0.1 mile to the intersection of CR 3210 and CR 3214. Turn right on CR 3214, cross the railroad tracks and go straight past CR 3212 and go approximately 1.5 miles to the gate on the north side of CR 3214.

Legal Description:

+/- 22.52 Acres, Property ID: 106189000, Block 1999, Tract 4, in the Jose Pineda Survey, A-40, Deed Date: 3/26/2014, Volume 2212, Page 116, Cherokee County Appraisal District Information.

Farm Data:

Timber	22.00 acres
Other	0.52 acres
Total	22.52 acres

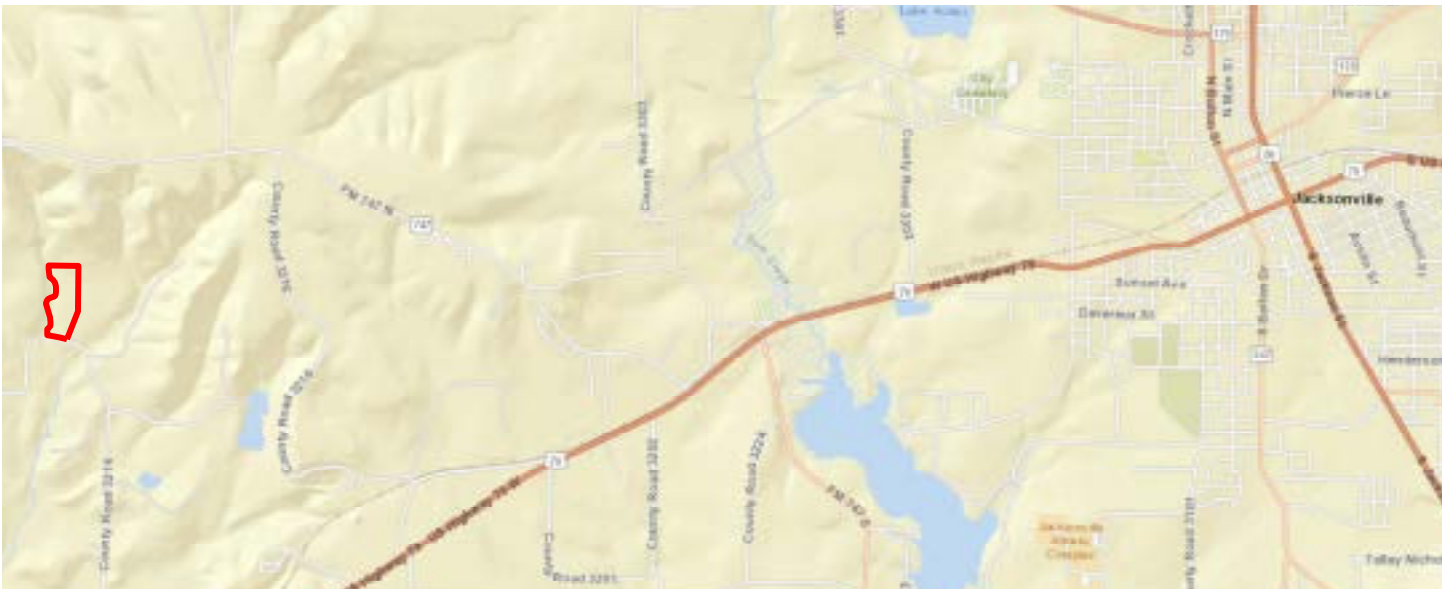
Property Description:

This +/- 22.52 acre tract consists of approximately 17 acres of pine that was thinned in 2022 and will be ready for another thinning in 2027 and approximately 5 acres of hardwood and SMZ.

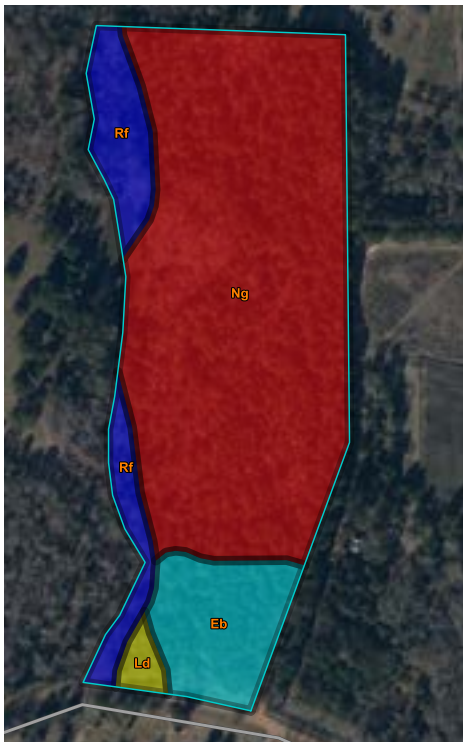
2022 Taxes:

Property ID: 2106189000 \$59.17

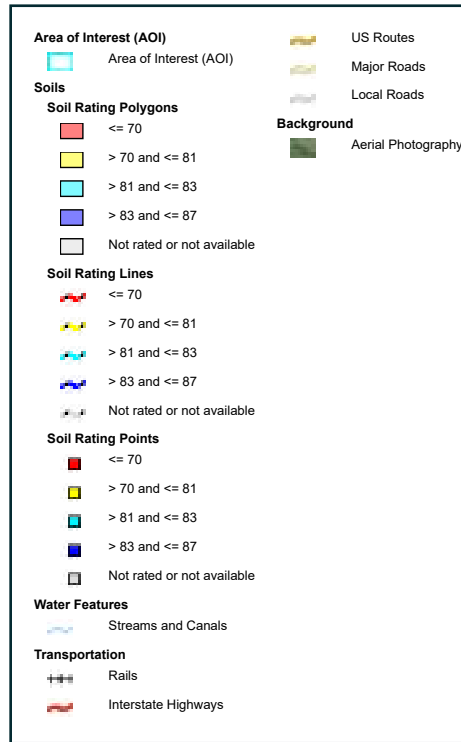
Location Map



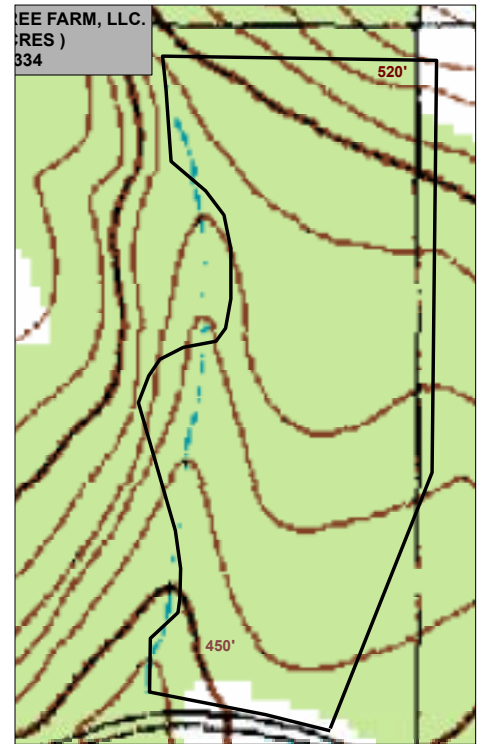
Soils Map



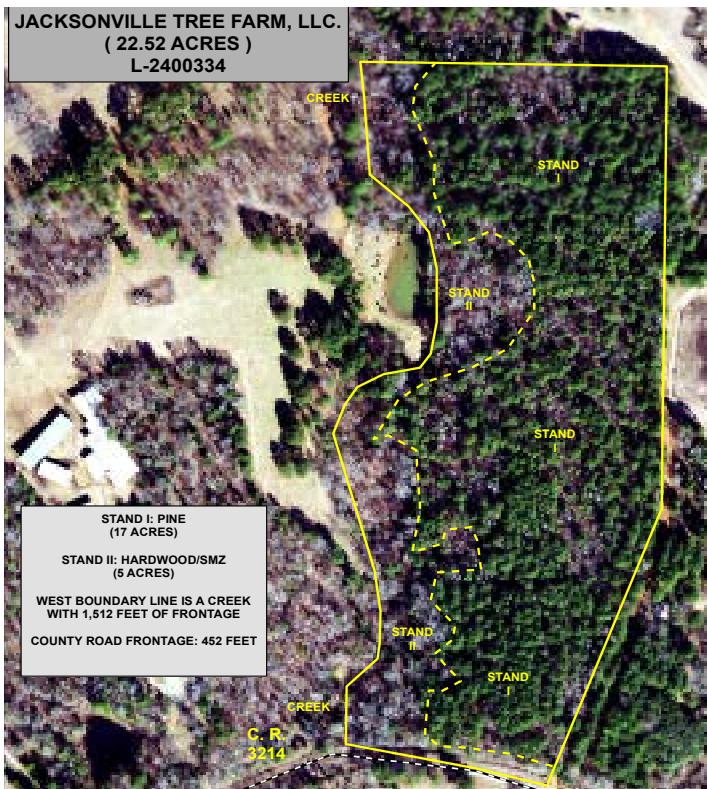
Map Legend



Topography Map



Stand Map



LAND FOR SALE

22.52± Acres, Cherokee County, Texas



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock