



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

50.28± Acres, Rusk County, Texas

OFFERED AT
\$251,400

Highlights:

- Pine and hardwood timber that is well stocked for future timber sales and income
- Easement to which to access the property
- Recreational opportunities as well



For additional information, please contact:
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MSchmitt@FarmersNational.com

Property Information

Directions to Property:

This property is located west of Tatum. From the intersection of Highway 43 and Farm Road 1716 northeast of Henderson, go north on Farm Road 1716 approximately 6.0 miles to the intersection of Farm Road 1716 and Farm Road 782. Turn right on Farm Road 782 and go approximately 4.0 miles to the intersection of Farm Road 782 and the gate on the south side of Farm Road 782. From the gate on the south side of Farm road 782, which is the start of the easement, follow the easement, approximately 0.9 mile to the property.

Legal Description:

+/- 50.28 Acres, in the J. T. Watson Survey, A-848 and the W. Friar Survey, A-282, Rusk County, Texas. Property ID: 219, Tract 2. Partition Deed from Robert Lee Adams and Yvonne Scott to John Robert Adams on 12-11-2013. Volume 3264, Page 507, Rusk County Appraisal District.

Property Description:

This +/- 50.28 acre tract consists of approximately 49 acres of pine and hardwood that was thinned in 2021. This property will be ready for another harvest in 2027.

Farm Data:

Timber	49.0 acres
Other	<u>1.28 acres</u>
Total	50.28 acres

Taxes:

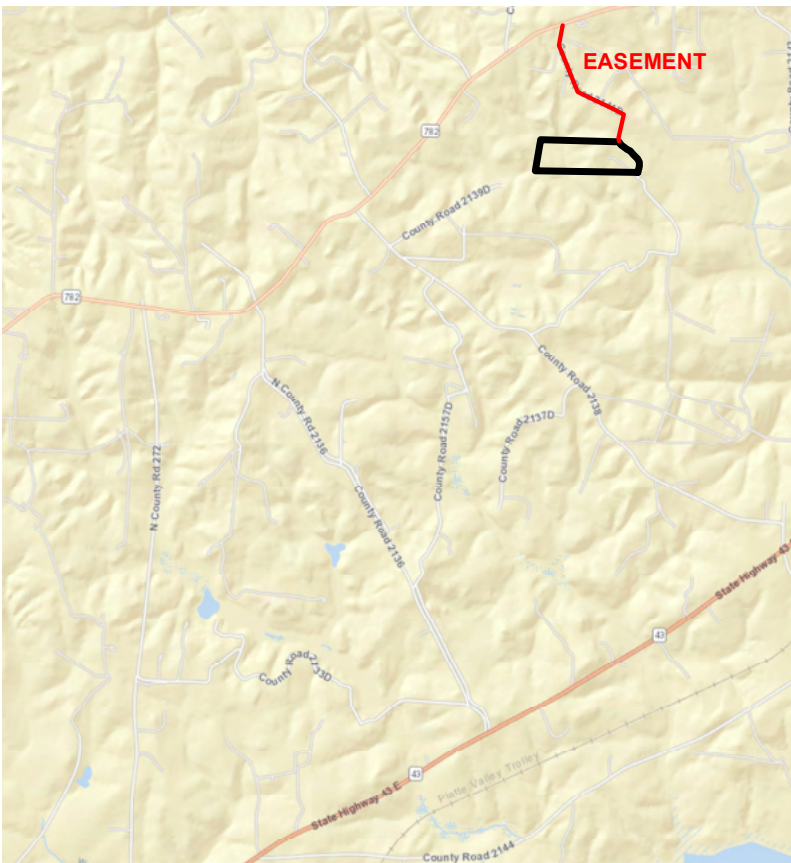
Property ID: 219 - \$139.29

Price: \$251,400

Additional Comments:

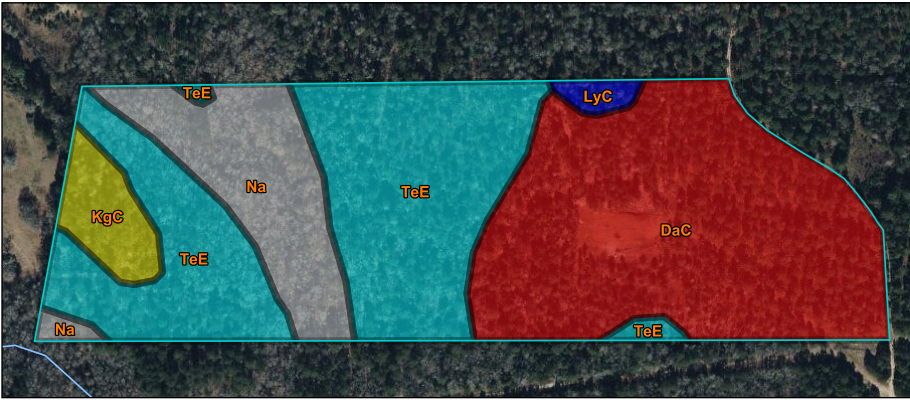
The boundaries are painted with purple paint according to the Texas Purple Paint Law. Property shown by appointment only.

Location Map



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.

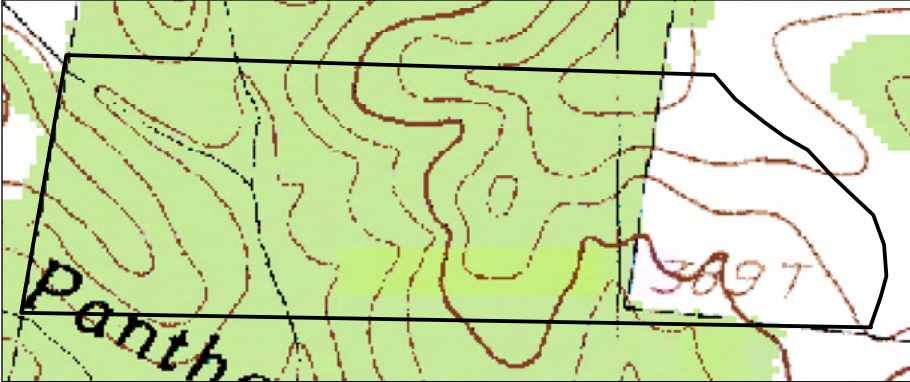
Soils Map



Stand Map



Topography Map



MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 - <= 81
 - > 81 and <= 85
 - > 85 and <= 87
 - > 87 and <= 88
 - Not rated or not available
 - Soil Rating Lines**
 - <= 81
 - > 81 and <= 85
 - > 85 and <= 87
 - > 87 and <= 88
 - Not rated or not available
 - Soil Rating Points**
 - <= 81
 - > 81 and <= 85
 - > 85 and <= 87
 - > 87 and <= 88
 - Not rated or not available
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
- Background**
 - Aerial Photography
- Roads**
 - US Routes
 - Major Roads
 - Local Roads



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