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L-2600314

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# LAND FOR SALE

50.28± Acres, Rusk County, Texas

OFFERED AT  
**\$251,400**

## Highlights:

- Young pine regeneration 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:**

**Mick Schmitt, Agent | (903) 586-9375**

**[MSchmitt@FarmersNational.com](mailto: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, the W. Friar Survey, A-282 and the R. Carter Survey, A-224, Rusk County, Texas. Property ID: 220, Tract 3. Partition Deed from John Robert Adams and Robert Lee Adams to Yvonne Scott on 12-11-2013. Volume 3264, Page 501, Rusk County Appraisal District.

## Property Description:

This +/- 50.28 acre tract consists of approximately 50 acres of young pine regeneration that will be ready for a thinning in 2034.

## Farm Data:

Timber 50.28 acres

## Taxes:

Property ID: 220 - \$63.33

**Price:** \$251,400

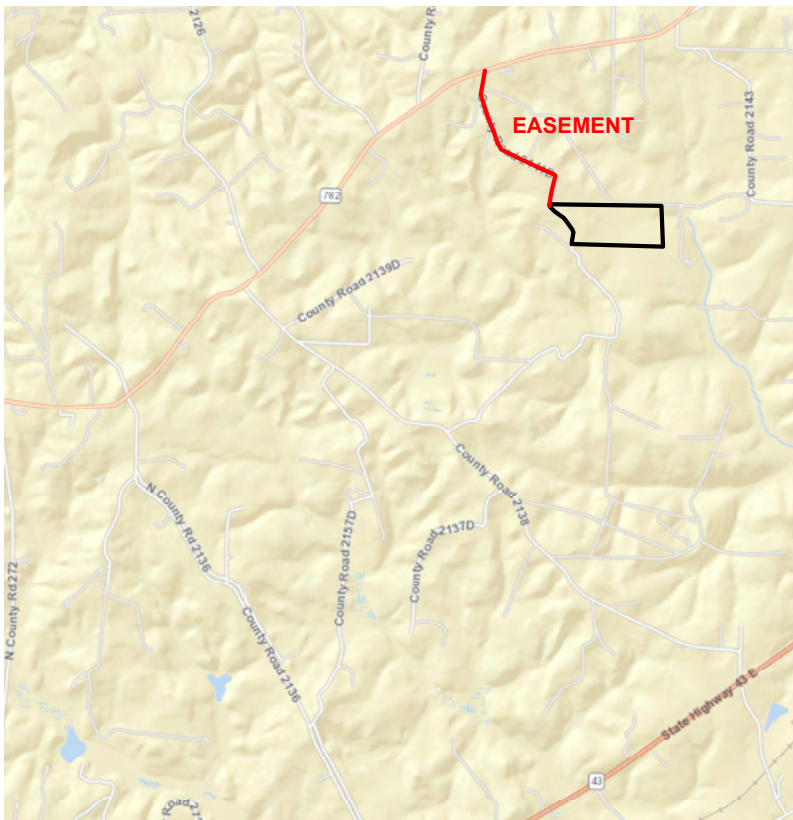
## Additional Comments:

The boundaries are painted with purple paint according to the Texas Purple Paint Law.

Property shown by appointment only.

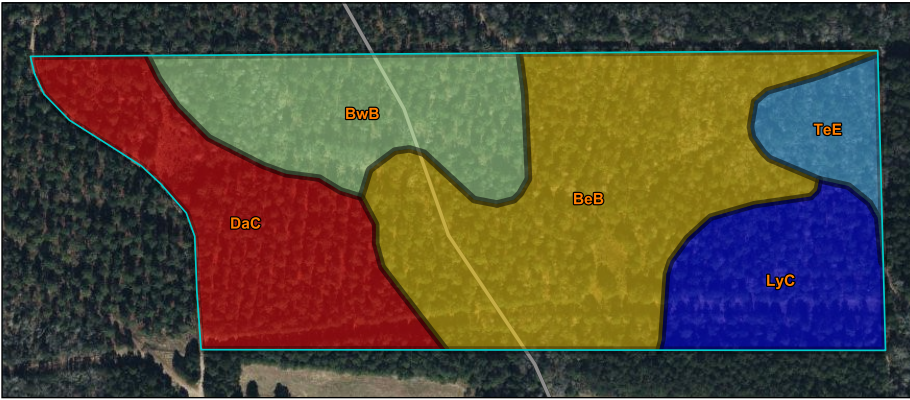


## Location Map

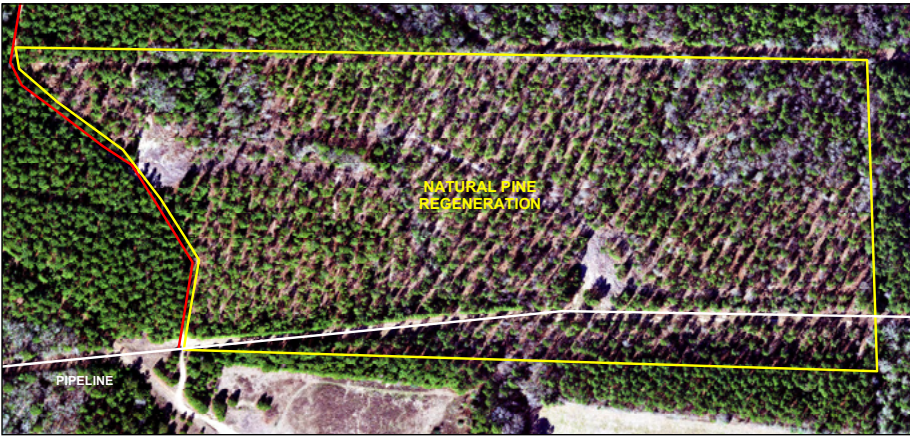


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

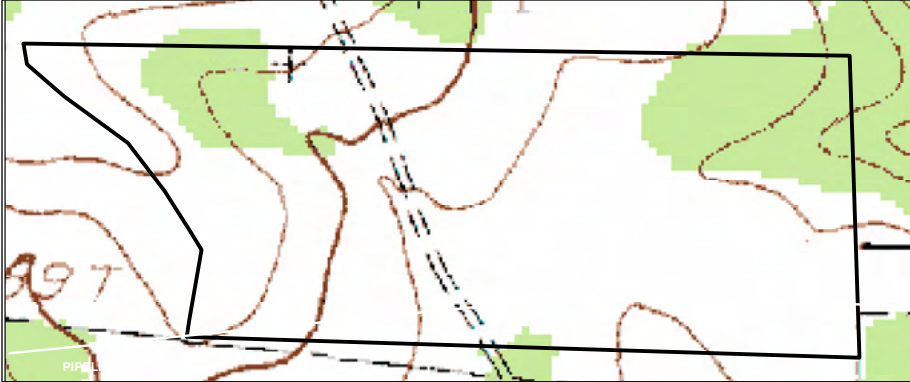
## Soils Map



## Aerial Map



## Topography Map



### MAP LEGEND

<b>Area of Interest (AOI)</b>		<b>Transportation</b>	
	Area of Interest (AOI)		Rails
<b>Soils</b>			Interstate Highways
<b>Soil Rating Polygons</b>			US Routes
	$\leq 81$		Major Roads
	$> 81$ and $\leq 84$		Local Roads
	$> 84$ and $\leq 86$	<b>Background</b>	
	$> 86$ and $\leq 87$		Aerial Photography
	$> 87$ and $\leq 88$		
	Not rated or not available		
<b>Soil Rating Lines</b>			
	$\leq 81$		
	$> 81$ and $\leq 84$		
	$> 84$ and $\leq 86$		
	$> 86$ and $\leq 87$		
	$> 87$ and $\leq 88$		
	Not rated or not available		
<b>Soil Rating Points</b>			
	$\leq 81$		
	$> 81$ and $\leq 84$		
	$> 84$ and $\leq 86$		
	$> 86$ and $\leq 87$		
	$> 87$ and $\leq 88$		
	Not rated or not available		
<b>Water Features</b>			
	Streams and Canals		



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