

**Akin Creek – Bowie County, Texas**  
Hartman, TX 75501

**\$845,000**  
200.660± Acres  
Bowie County



**Akin Creek – Bowie County, Texas**  
**Hartman, TX / Bowie County**

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**SUMMARY**

**City, State Zip**

Hartman, TX 75501

**County**

Bowie County

**Type**

Recreational Land

**Latitude / Longitude**

33.3676 / -94.1431

**Acreage**

200.660

**Price**

\$845,000





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**PROPERTY DESCRIPTION**

Awesome recreational property in Bowie County Texas right outside of Texarkana, TX. Properties like this do not come around often! Larger acreage close to town but offers great hunting and recreation potential. Akin creek run through part of the tract and electric and water are nearby. The healthy pine plantation was planted in 2013 and is poised to offer a return on your investment. Access to this property is limited. Please call Brian DePriest to learn more about this beautiful property!

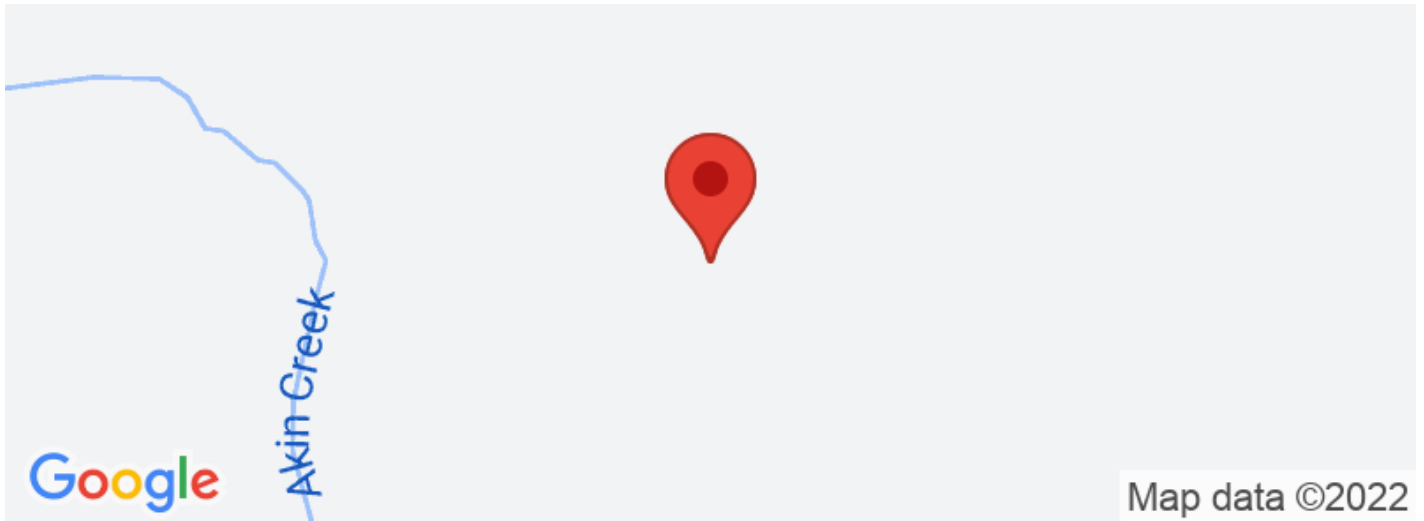
SELLER IS RETAINING MINERAL RIGHTS.

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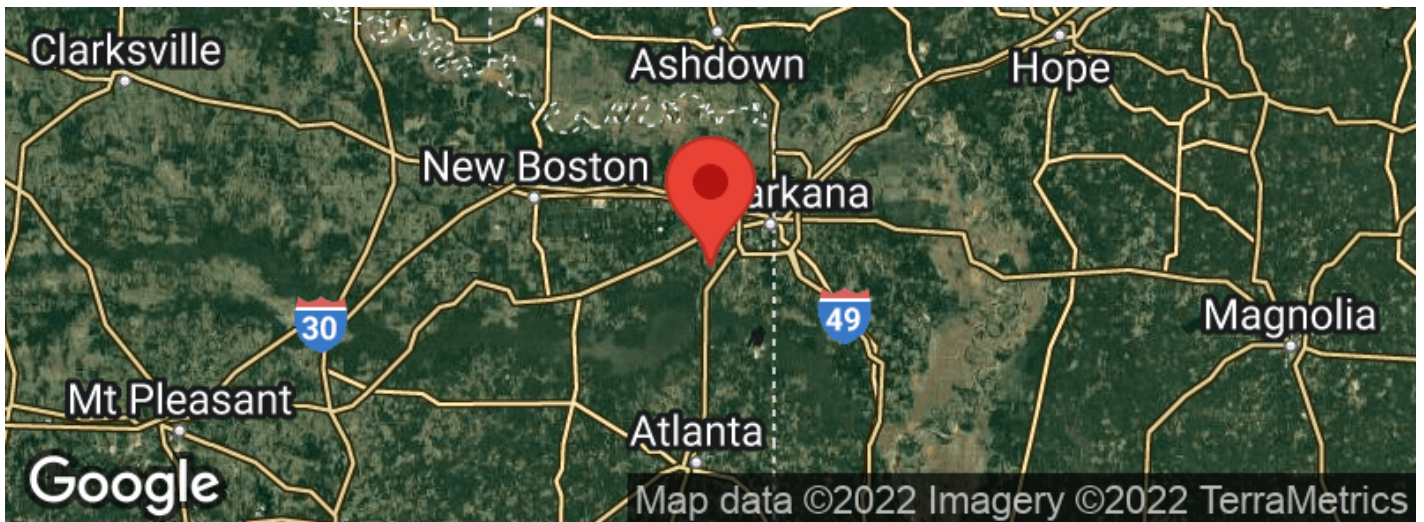
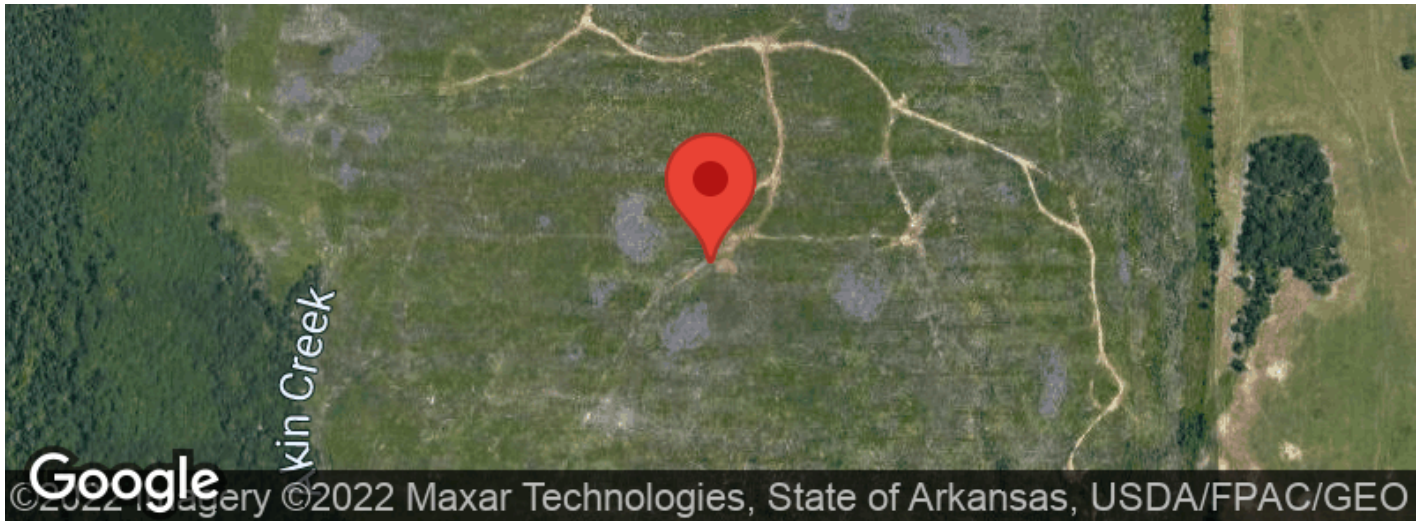


## Locator Maps





## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Brian DePriest

### Mobile

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### Office

(501) 219-8600

### Email

bdepriest@forestryrealestate.com

### Address

216 Olive St.

### City / State / Zip

Texarkana, AR 71854

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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