

PANOLA T-331
331+/- ACRES
PANOLA COUNTY, TEXAS
\$727,300



Office: (214) 361-9191
www.hrcranch.com

PANOLA T-331

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LOCATION: The Panola County T-331 tract is very accessible with paved road frontage on County Road 310 approximately 6 miles southwest of Elysian Fields, TX., and 19 miles south of Marshall, TX. The property lies on the northwest side of County Road 310 northeast of FM 1186.

OVERVIEW: The productive tract of timber land is comprised of approximately 226 acres of Pine area and 70 acres of hardwood area. According to a recent formal timber evaluation, the Pine

timber is comprised of approximately 88% pulpwood and 12% saw logs. For hardwood, 66% is comprised of pulpwood and 34% saw logs. While the highest and best use of the property lends best to timber production and investment, there is distinct recreational value in the form of hunting. The forester has recommended that the timber stand be selectively thinned.

TOPOGRAPHY: Topography on the Panola T-331 has a variance of approximately 85 feet from its lowest to highest elevation.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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WILDLIFE AND RECREATION: There are obvious signs of Whitetail deer, squirrels and varmints on the property. Dense tree cover, numerous ridges and valleys the habitat offers abundant native browse and bedding cover for wildlife. There is also a 1.8+/- acre pond centrally located on the property that could be used for fishing or waterfowl hunting. Within the northern most creek drainage lies a notable lake/pond site that could be feasible with further investigation. The property has been leased to hunters in the past providing a viable source of income.

EASEMENTS: There are several easements on the property, most of which are gas gathering lines. There is also an easement for an electrical transmission line on the southern portion of the property. Ask broker for details.

MINERALS: Surface only. There are eight well pads on the property as oil & gas activity is prominent in the area.

UTILITIES: Electricity is available.

TAXES: 2019 property taxes were approximately \$1,851.00.

SCHOOL DISTRICT: Carthage ISD

PRICE: \$727,300

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT

Hortenstine Ranch Company, LLC

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