

HARRISON TIMBERLAND 101

101± ACRES

HARRISON COUNTY, TEXAS

\$435,700



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

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LOCATION: Harrison Timberland 101 is located approximately 1.5 miles southeast of Harleton, Texas on Old Hwy 154 and FM 2208. The property is also conveniently located only 13 miles from Marshall, 20 miles from north Longview, and only 143 miles east of Dallas.

OVERVIEW: Harrison Timberland 101 is a nicely timbered 101+/- acre property located in a desirable area in northern Harrison County. The property consists of rolling hills, planted pine timber, and a stocked 3.3+/- acre pond. Surrounded by similar landscape

and only 10 miles from Lake 'O the Pines, recreational opportunities abound both on and off the property. In addition to recreation, there are several excellent building sites on the property that would make for a great homesite, or multiple home sites for the new owner.

IMPROVEMENTS: This is an excellent opportunity for a new owner to come in and make this property their own. There are no structural improvements making this a blank slate for the new owner to develop to their liking.

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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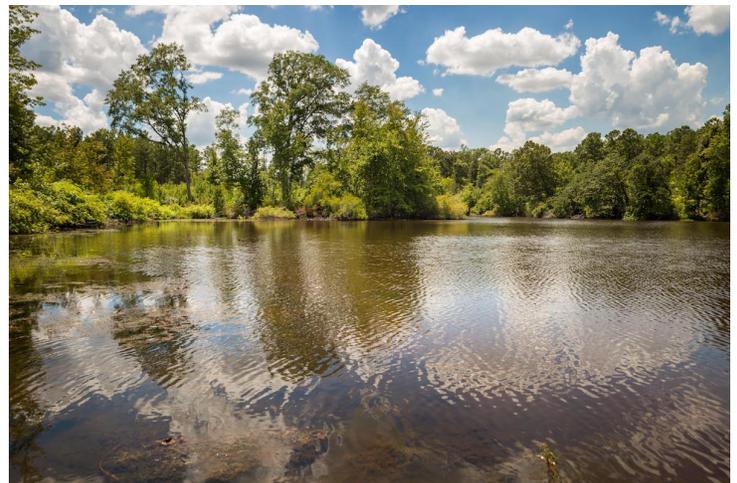
TREES, GRASS, FORBS: This area of Harrison County is known for its sandy loam soils which serve well for productive pastures, food plots, and timber alike. This property features ~30 acres of mature, planted loblolly pine timber. A portion of the timber was selectively harvested in certain areas three years ago providing a more scenic view of the lake and allowing the remaining area the opportunity to be replanted or developed. The timber that remains is healthy and viable, providing quality habitat for wildlife and future income potential. Tree cover consists of a healthy stand of both older and younger hardwoods including a variety of oaks, hickory, black gum, elm, willow, river birch, and some native pine and planted pine. Native forbs and browse such as pokeweed, beautyberry, trumpet creeper, and green brier are also plentiful and provide robust habitat for wildlife.

WATER: The property has a 3.3+/- acre pond with an unnamed creek feeding it and traversing the property that serves well for waterfowl in the fall and fishing year-round. The property is also located well within the Carrizo Wilcox aquifer making drinking water very accessible from a well.

TOPOGRAPHY: Rolling to sloped terrain with over 120 feet of elevation change provide a scenic view, especially from S/SE portion of the property. The open areas could easily be turned into pasture or a building site given the new owner wanted to develop it a bit more. Such diversity offers the landowner countless options for recreational opportunities and development opportunities.

WILDLIFE AND FISHERIES: This property has been lightly hunted in recent years, and with a little work, the new owner could certainly have a place to enjoy a multitude of recreation. There is an abundance of deer in this part of Harrison County and plenty of other wildlife species including waterfowl for recreational enjoyment. The lake fishes well for bass, crappie, bream and catfish and is easily accessible from most all sides.

EASEMENTS: There is one electric line easement along the north portion of the property.



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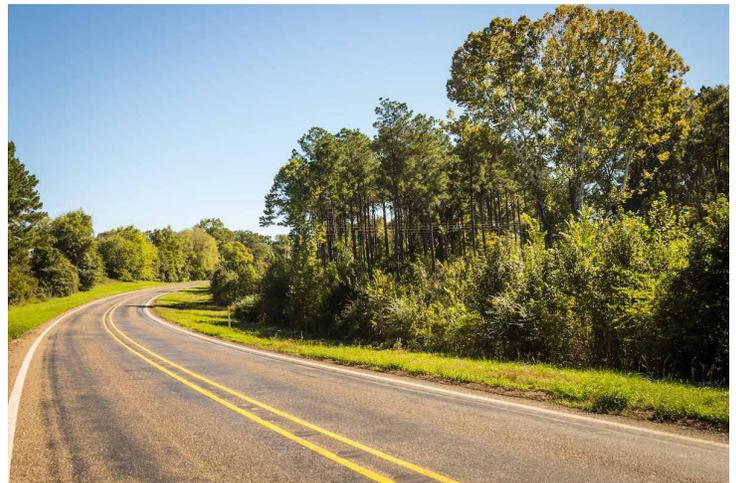
MINERALS: Ask Broker for details

UTILITIES: Upshur Rural Electric & Co-op water available along west boundary.

PROPERTY TAXES: Harrison Timberland 101 carries an agricultural exemption. Ask Broker for details

SCHOOLS: Harleton ISD

PRICE: \$435,700 (\$4,313.86/acre)



CONTACT:

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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.

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