

SANDY PINES FARM

75.172± ACRES

WOOD COUNTY, TEXAS

\$732,250



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

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LOCATION: Sandy Pines Farm is located on County Road 3588 Winnsboro, TX, just a mile east of FM 2869. The property is also conveniently located 17 miles from Quitman, 14 miles south of Winnsboro, 16 miles west of Gilmer, and only 108 miles east of Dallas.

OVERVIEW: Sandy Pines Farm is a heavily timbered and beautiful 75+/- acre property located in a desirable area in eastern Wood

County. The property consists of mature stands of planted pine timber (22-25 yrs old), well-drained topography, 2,100' of county road frontage, and numerous home sites. Located just equidistant from Winnsboro, Quitman, and Gilmer this property is nestled in a convenient, yet quiet part of Wood County. There are no structural improvements on this property making this a clean slate for the new owner to come in and make it their own.

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, FORBS, AND SOIL: This area of Wood County boasts sandy loam soils which are productive for both hay production and prolific timber stands. This property features approximately 67+/- acres of pine which has been thinned once and is ready to be thinned again this year. The pine has been managed by a local and well-known forester and supports a timber exemption on the entire tract. The vast majority of the property's landscape drains well providing numerous building sites for a new home. Other tree cover consists of both white and red oak varieties, black gum, sweet gum, hickory, elm, and native pine. Found within the stands of mature timber scattered across the farm are native forbs and browse that are highly attractive to deer and other wildlife.

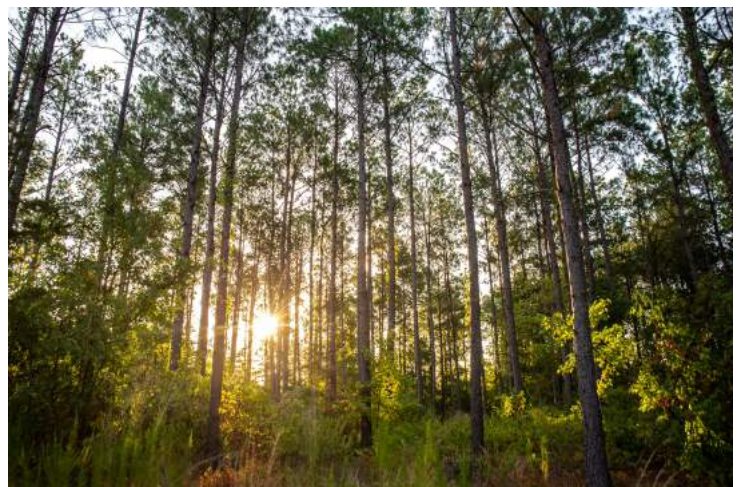
TOPOGRAPHY: The highest point on the property can be found on the southwestern side at 508'+, and eventually slopes down to just below 450' above sea level towards the northeast corner of the property. The majority of the property is rolling to sloped terrain and well-drained.

EASEMENTS: One easement for Uphur Rural Electric Co-op along the southern boundary and there is an easement road running north and south through the tract for a neighbor to the south to access their property.

MINERALS: No minerals owned by Seller.

UTILITIES: Upshur Rural Electric Co-op provides electricity and is available along the south portion of the property. Ground water is prolific in this area providing the new owner with an incredible opportunity for a very productive water well.

SCHOOLS: Harmony ISD



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PROPERTY TAXES: This property carries a timber exemption. Ask Broker for details

PRICE: \$732,250 (\$9,741 per acre)

CONTACT:

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Dallas, Texas 75230

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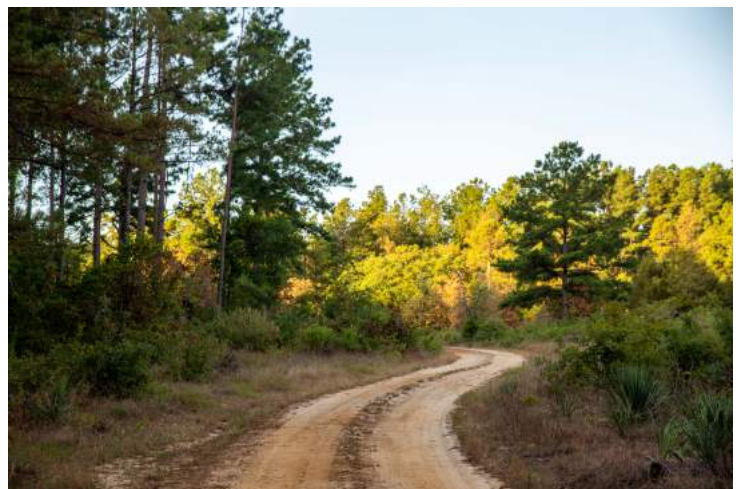
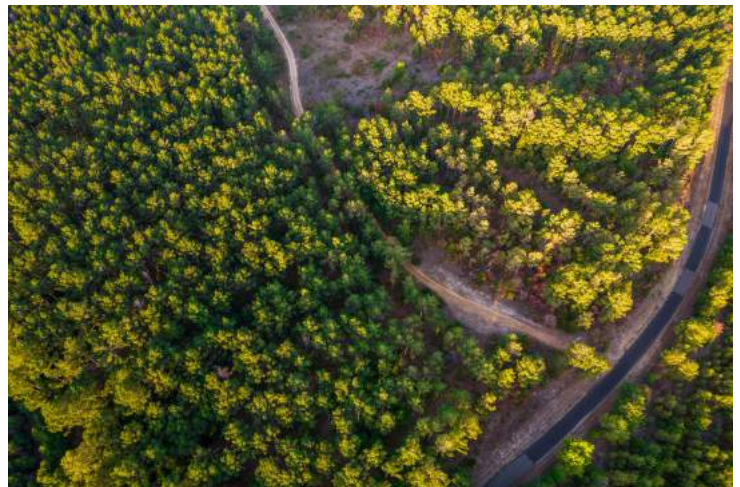
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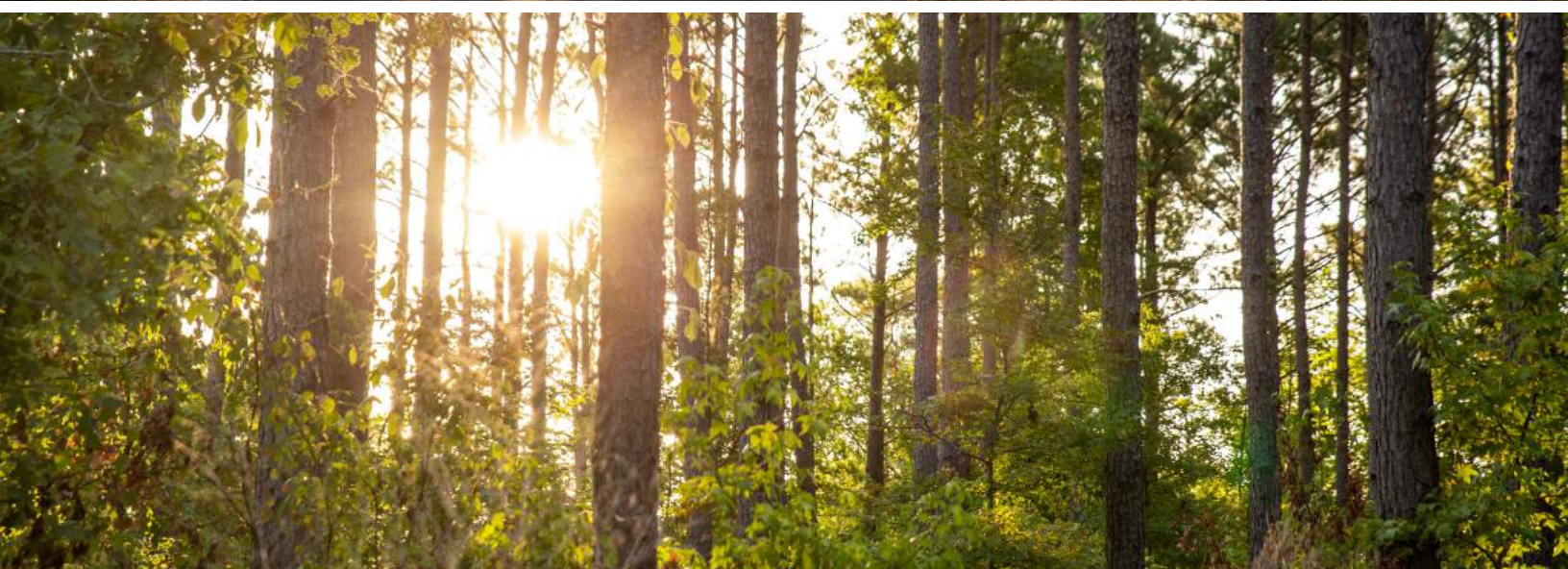
stephen@hrcranch.com

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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