

**152 acre Timber Tract**  
Henderson, TX 75652

**\$266,000**  
152 +/- acres  
Rusk County

**152 acre Timber Tract**  
**Henderson, TX / Rusk County**

**SUMMARY**

**City, State Zip**

Henderson, TX 75652

**County**

Rusk County

**Type**

Ranches, Recreational Land, Timberland

**Latitude / Longitude**

32.0473 / -94.9378

**Acreage**

152

**Price**

\$266,000

**Property Website**

<https://moreoftexas.com/detail/152-acre-timber-tract-rusk-texas/7374/>



**MOSSY OAK PROPERTIES**  
**OF TEXAS**



## **152 acre Timber Tract**

### **Henderson, TX / Rusk County**

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### **PROPERTY DESCRIPTION**

Description: 152 acre timber tract. Was clear cut in 2019 and is ready for replanting. Get property to get your timber business started. Priced right at \$1950.00 acre this tract will make an excellent investment property. Located just 0.45 miles off Hwy 79 and minutes from the Trading Post at the intersection of Hwy 79 and N State Hwy 42. This property can also be converted to mixed Timber and Improved pasture and there are several locations for a home site with views.

School: Carlisle ISD

Water: Available along County Road

Wildlife: Deer, Hog and various small game and predators

Terrain: Rolling Hills

Location: .45 miles off HWY 79 on CR 476 Closes town is Henderson, Texas and is minutes from Lake Striker

Electrical: Available but not on property.

Taxes: D1 - QUALIFIED AG/TIM LAND.

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mixed use recreational, timberland, ranchland Rusk County whitetail deer rabbit squirrel ATV trails hiking trails biking trails creek Paved road frontage.



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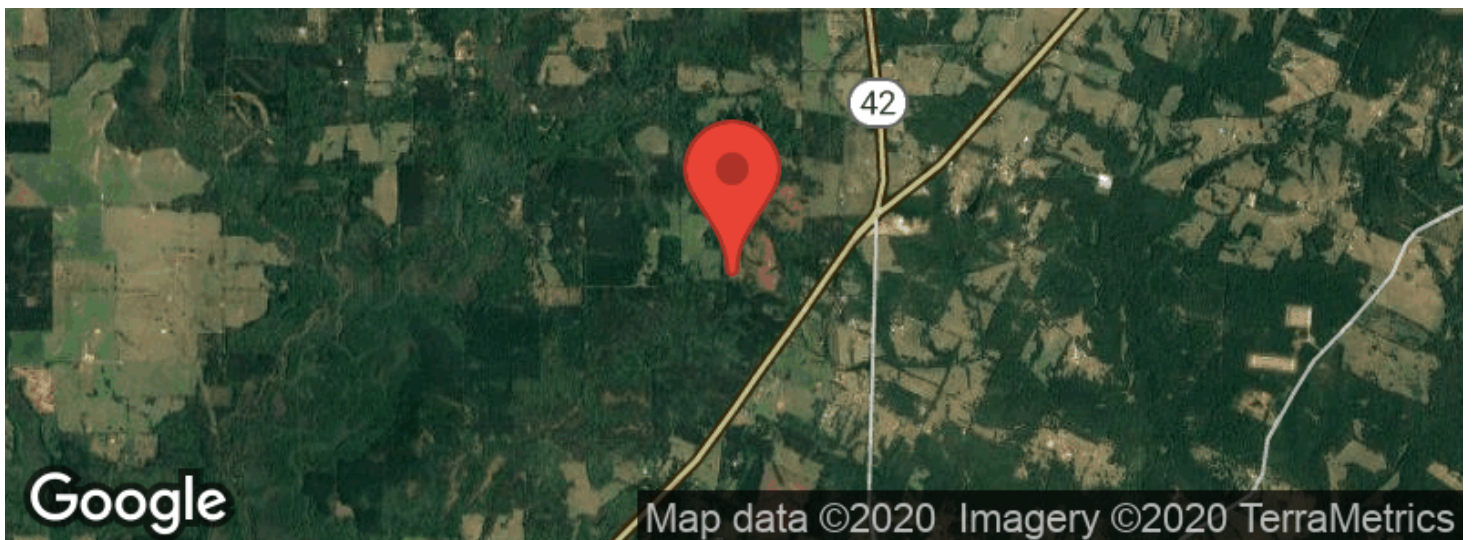
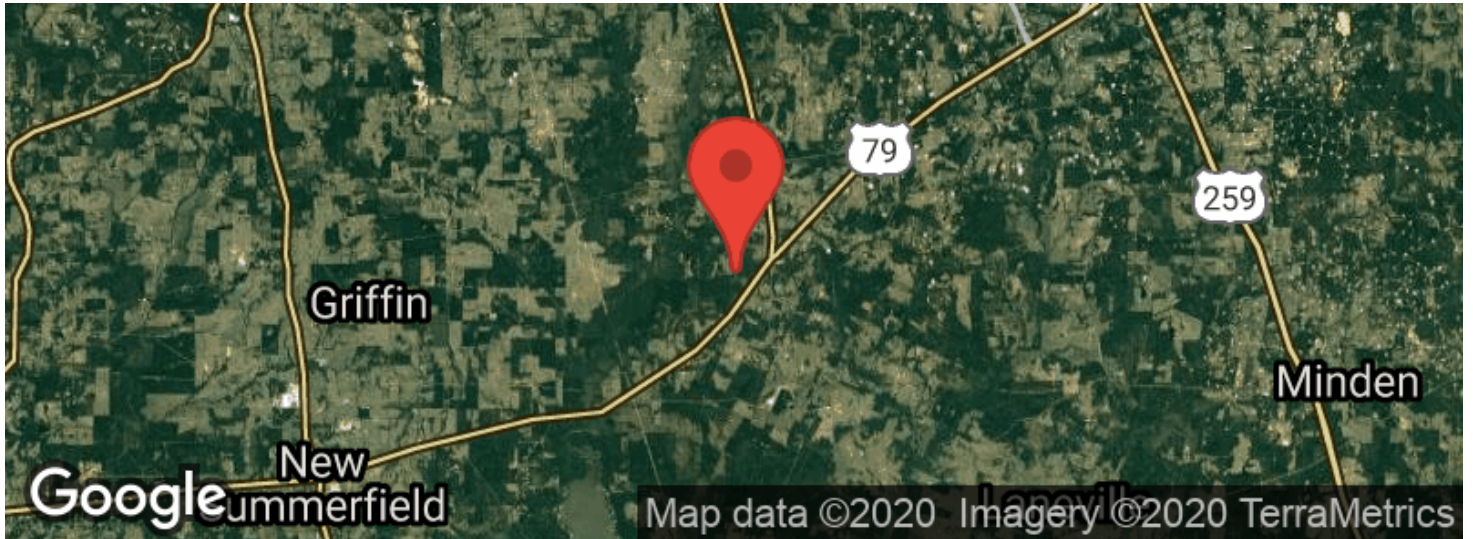




## Locator Maps



## Aerial Maps





152 acre Timber Tract  
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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Raymond Grubbs

### Mobile

(877) 777-2062

### Email

[rgrubbs@mossyoakproperties.com](mailto:rgrubbs@mossyoakproperties.com)

### Address

518 Tyler st

### City / State / Zip

Jacksonville, TX, 75766

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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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OF TEXAS**

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