

Great Hunting Tract in Troup, Tx. on 46.3 Acres
0000 C.R. 4706
Troup, TX 75789

\$199,000
46.300± Acres
Cherokee County



Great Hunting Tract in Troup, Tx. on 46.3 Acres Troup, TX / Cherokee County

SUMMARY

Address

0000 C.R. 4706

City, State Zip

Troup, TX 75789

County

Cherokee County

Type

Hunting Land

Latitude / Longitude

32.106535 / -95.049795

Taxes (Annually)

44

Acreage

46.300

Price

\$199,000

Property Website

<https://www.mossyoakproperties.com/property/great-hunting-tract-in-troup-tx-on-46-3-acres-cherokee-texas/70248/>



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PROPERTY DESCRIPTION

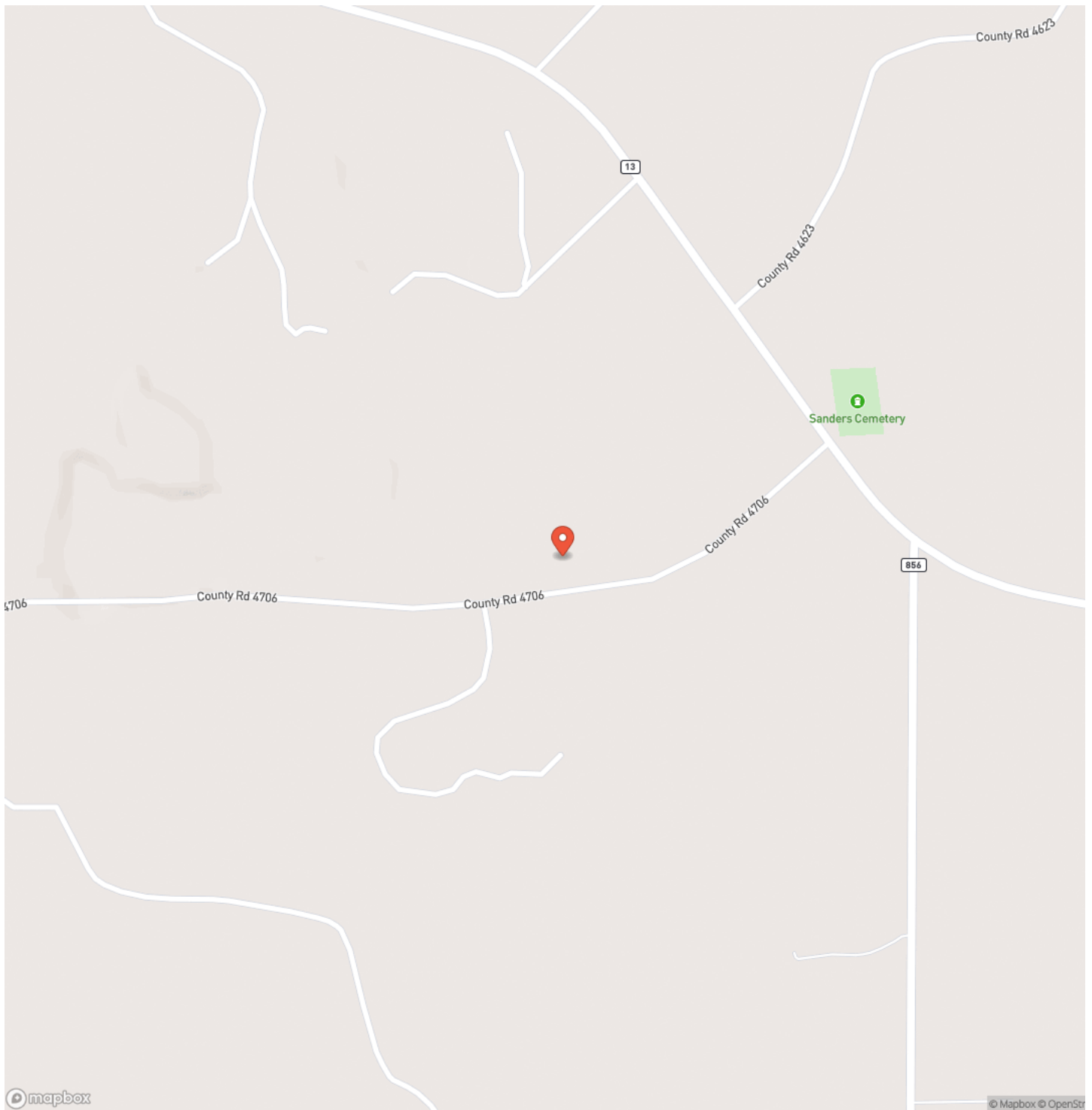
Good hunting property potential with 46.3 acres in same family for generations located in Troup, Tx. at Henry's Chapel on C.R. 4706 just off FM 13. The property has not been hunted on or used according to seller in many years and has timber exemption and timber management. Heavy timber coverage with creek running through property. Good value for timber and has 6 year timber management plan including a select harvest scheduled in 3-5 years with native Loblolly Pine and Hardwood. Value estimates are approximately 34 tons of Sawtimber per acre of hardwood for 46 acres and 47 tons of Sawtimber per acre of pine on 23 acres. Pulpwood estimated value is 1.25 - 1.30 tons per acre for both pine and hardwood. Seller to convey June 2024 survey and field notes once completed. Half the tract is located in a flood zone. Great opportunity to prep property for upcoming hunting season. Sellers are motivated. Last pic is potential pathway along east boundary to a great potential building site in a large, flat area at the highest point of the property. An estimate of \$12,000-\$15,000 has been given that would provide a mulched pathway, a culvert to enable crossing the creek, and a cleared area for a future home site pad. Call today!

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker has no liability for typographical errors, misprints, nor for misinformation that may have been given us. All property is subject to change and buyer agent must be identified on first contact with Broker and must accompany the Buyer on showings to receive full fee participation which will be at the sole discretion of G2 Outdoors LLC

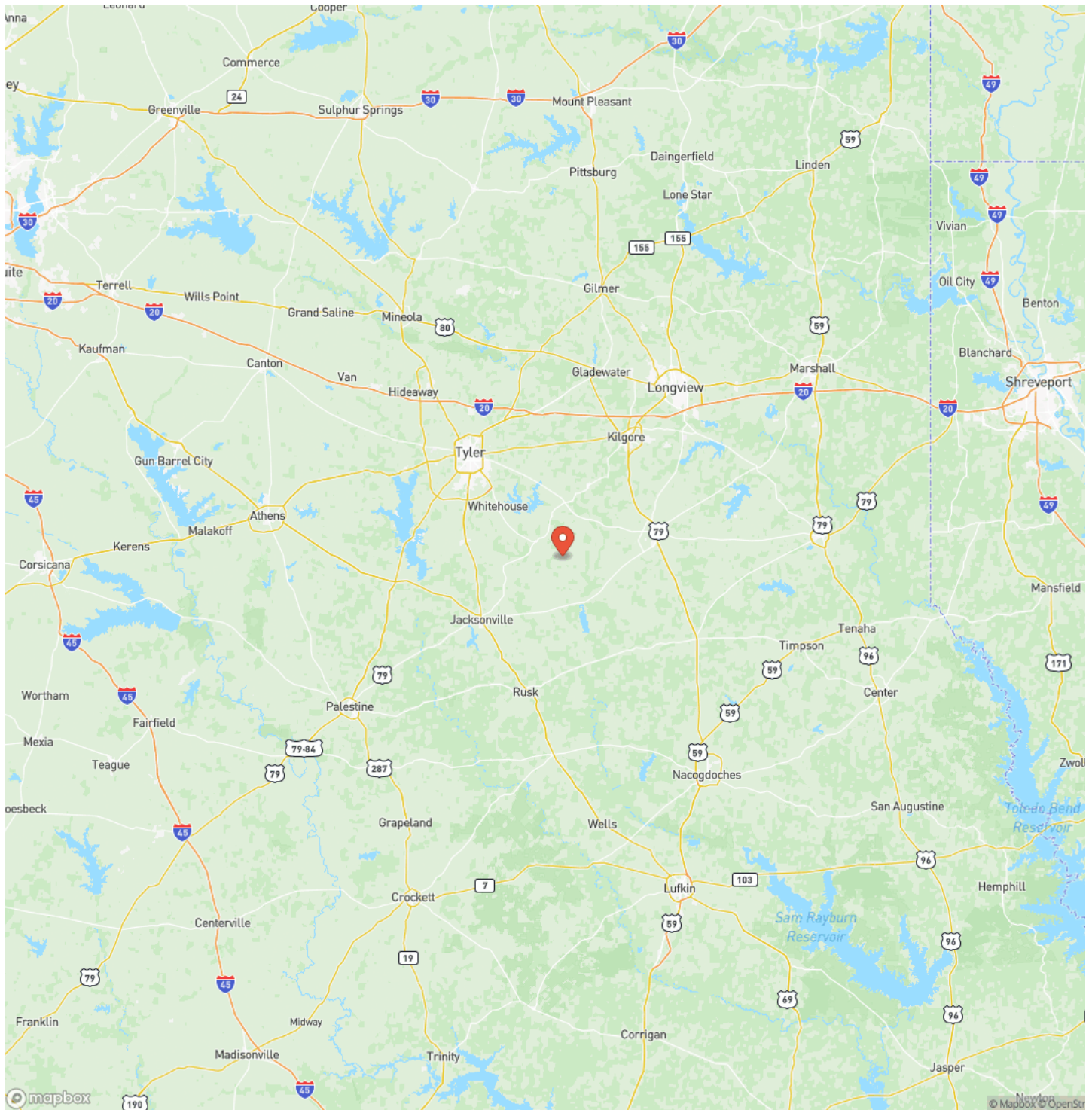
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Troup, TX / Cherokee County



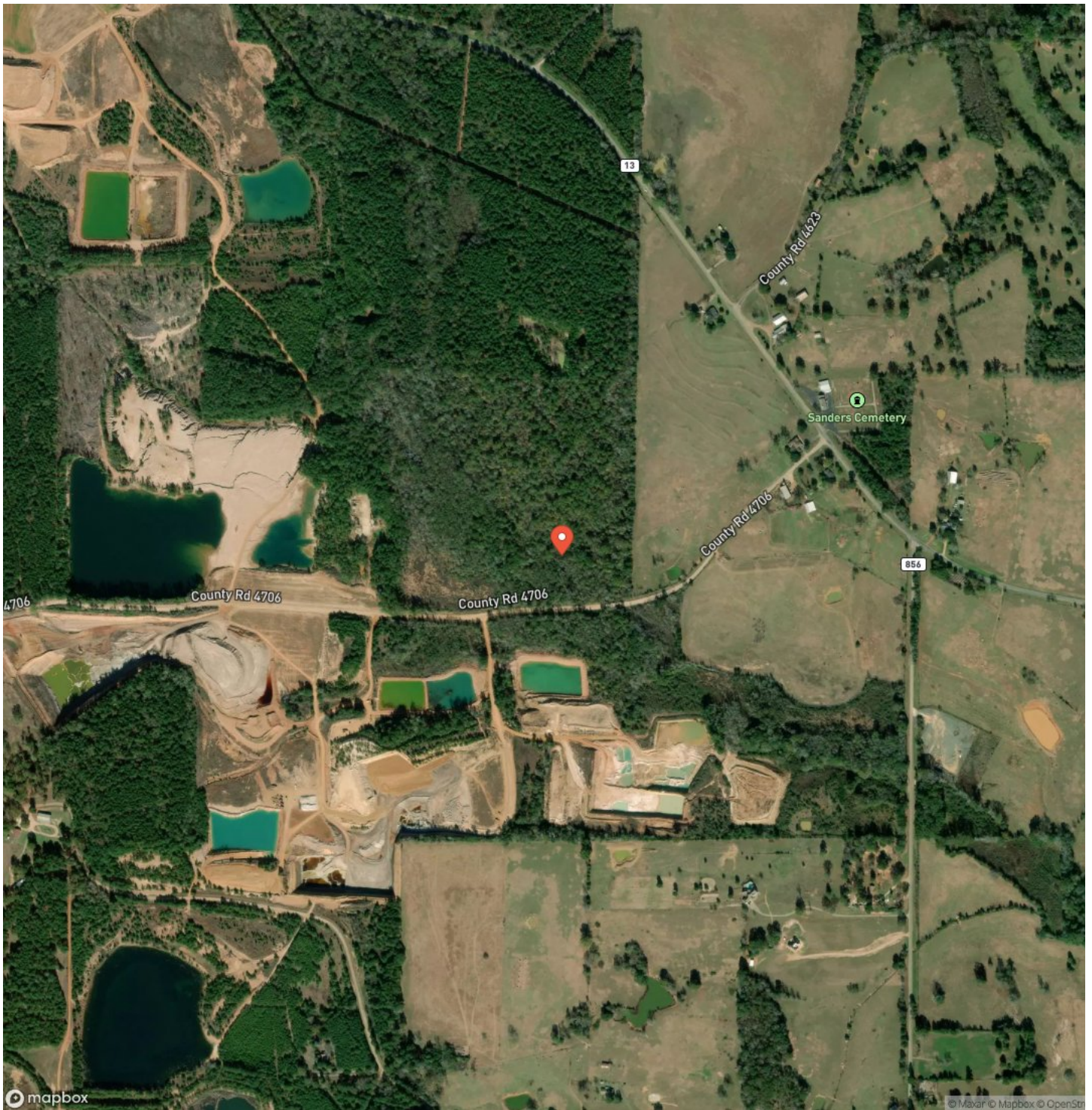
Locator Map



Locator Map



Satellite Map



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Troup, TX / Cherokee County

LISTING REPRESENTATIVE
For more information contact:



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Address
518 Tyler Street
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
MossyOakProperties.com

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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