LAND FOR SALE

138.19+/- Acres, Panola County, Texas

Price Reduced to $497,484

Highlight Features:
• State Highway frontage
• Well managed pine plantation
• Close proximity to major towns
• Has adequate timber for future income
• Interior roads

Property Location: From the intersection of Highway 259 and Highway 79 in Henderson, Texas, take Highway 79 East and go approximately 13.6 miles to the gate on the north side of Highway 79. From the intersection of Highway 149 and Highway 79 in Carthage, Texas, take Highway 79 West and go approximately 11.6 miles to the gate on the north side of Highway 79.

For additional information, please contact:

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**Property Information**

**Legal Description:** J. Robinson Survey, A-571, 138.19 Acres, Property ID: 27195, Tract K, Panola County Appraisal Tract Information

**Property Description:** This tract consists of approximately 93+/- acres of pine plantation, planted in 1999-2000, thinned in 2015 and 33 acres of Hardwood and Streamside Management Zones.

**Farm Data:**
- Other: 12.19 acres
- Timber: 126.00 acres
- Total: 138.19 acres

**Taxes:** $338.17 or $2.45 per acre

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**2014 Timber Stand Map**

**2015 Timber Stand Map**
<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating (feet)</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bo</td>
<td>Bowie fine sandy loam, 1 to 8 percent slopes</td>
<td>86</td>
<td>23.1</td>
<td>16.8%</td>
</tr>
<tr>
<td>Ce</td>
<td>Cart-Erno complex</td>
<td>102</td>
<td>81.6</td>
<td>59.2%</td>
</tr>
<tr>
<td>Kf</td>
<td>Kirvin fine sandy loam, 1 to 8 percent slopes</td>
<td>85</td>
<td>8.4</td>
<td>6.1%</td>
</tr>
<tr>
<td>Nc</td>
<td>Nahatche complex</td>
<td></td>
<td>24.1</td>
<td>17.5%</td>
</tr>
<tr>
<td>SaC</td>
<td>Sacul fine sandy loam, 1 to 5 percent slopes</td>
<td>94</td>
<td>0.7</td>
<td>0.5%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>137.9</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.