LAND FOR SALE

246.66+/- Acres, Trinity County, Texas
Offered at $665,982

Highlight Features:
• County Road frontage and interior roads
• Well managed pine plantation and native pine stand
• This tract is surrounded by Davy Crockett National Forest
• Has adequate timber for future income
• Hunting opportunities and lots of wildlife

Property Location: From the intersection of Highway 287 and Farm Road 358 in Pennington, Texas, take Farm Road 358 east and go approximately 0.8 miles to the intersection of Farm Road 358 and Farm Road 2781. Turn left on Farm Road 358, go approximately 5.0 miles to the intersection of Farm Road 358 and North Possumwalk Road. Turn left and from the intersection of Farm Road 358 and North Possumwalk Road, go approximately 1.9 miles to the gate on the tract on the east side of North Possumwalk Road.

For additional information, please contact:
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Property Information


**Property Description:** This tract consists of approximately 64 acres of young pine regeneration that the seed-trees were removed in 2016, that is well stocked, 24 acres of native pine that was thinned in 2016 and will be ready for a thinning in 2021, 83 acres of pine plantation that was thinned in 2016 and will be ready for another thinning in 2021 and 75 acres of native hardwood and streamside management zones.

**Farm Data:**
- Other .66 acres
- Timber 246.00 acres
- Total 246.66 acres

**Taxes:**
- Tract 9 (97.91 acres) $254.57 or $2.60 per acre
- Tract 13 (55.75 acres) $144.96 or $2.60 per acre
- Tract 13 (75 acres) $153.53 or $2.05 per acre
- Tract 10 (18 acres) $26.95 or $1.50 per acre

2014 Timber Stand Map

2015 Timber Stand Map
Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Trinity County, Texas (TX455)

<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>FuB</td>
<td>Fuller fine sandy loam, 1 to 3 percent slopes</td>
<td>84</td>
<td>16.2</td>
<td>6.7%</td>
</tr>
<tr>
<td>KeB</td>
<td>Kelty silt loam, 0 to 1 percent slopes, frequently flooded</td>
<td>85</td>
<td>0.2</td>
<td>0.1%</td>
</tr>
<tr>
<td>Kp</td>
<td>Koury silt loam, 0 to 1 percent slopes</td>
<td>108</td>
<td>143.7</td>
<td>59.1%</td>
</tr>
<tr>
<td>LvC</td>
<td>Lovelady loamy fine sand, 1 to 5 percent slopes</td>
<td>95</td>
<td>4.5</td>
<td>1.9%</td>
</tr>
<tr>
<td>MxA</td>
<td>Moten-Multey complex, 0 to 2 percent slopes</td>
<td>88</td>
<td>78.4</td>
<td>32.2%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>243.0</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.