

148 Acres | 301 Paul Poe Road
301 Paul Poe Road
Livingston, TX 77351

\$1,498,500
148± Acres
Polk County



**148 Acres | 301 Paul Poe Road
Livingston, TX / Polk County**

SUMMARY

Address

301 Paul Poe Road

City, State Zip

Livingston, TX 77351

County

Polk County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

30.755523 / -94.639719

Taxes (Annually)

1180

Dwelling Square Feet

3016

Bedrooms / Bathrooms

3 / 2

Acreage

148

Price

\$1,498,500

Property Website

<https://homelandprop.com/property/148-acres-301-paul-poe-road-polk-texas/97639/>



PROPERTY DESCRIPTION

Poe Farms is a rare legacy ranch offering an exceptional blend of recreation, history, and functionality. Held by the same family since the 1950s, this property reflects generations of stewardship and is rich with character rooted in Native American heritage and early Texas settlement. A nearby Civil War era cemetery further enhances the historical significance of the area. This ranch offers an ideal setting for a family homestead or private retreat venue.

The land features rolling topography with mature cedar, pine, and oak, evidence of natural springs, and an established network of trails providing access throughout the property. Two stocked ponds with catfish and bass, along with abundant whitetail deer, hogs, and small game, make this an exceptional hunting and fishing retreat. An existing pipeline sendero enhances wildlife movement and visibility.

Improvements include a spacious main residence designed for large gatherings, featuring an oversized kitchen and dining area with a wood burning stove, a sunroom overlooking the ranch, a large family room with fireplace, and an additional flex or game room. Attached office or guest quarters with a restroom provide additional accommodations.

A separate cabin offers flexibility as a guest home, family homestead, or short-term rental. It features a fireplace and a porch overlooking the valley, along with a nearby workshop, storage shed, and two Conex containers.

Ranch infrastructure supports livestock and operations with fenced pasture, ample grazing and hay capacity, a 30 x 50 pole barn with electricity and dual lean tos, and a 50 x 60 pole barn with corrals. Community water is in place with one meter, along with a former water well on the property. An incomplete oil well is also present, and the seller plans to retain the remaining mineral interests.

The property offers paved road frontage and is located approximately 25 minutes from Livingston and 10 minutes from Naskila Gaming. An agricultural exemption is currently in place, resulting in low property taxes.

Utilities: Electricity available, Water available

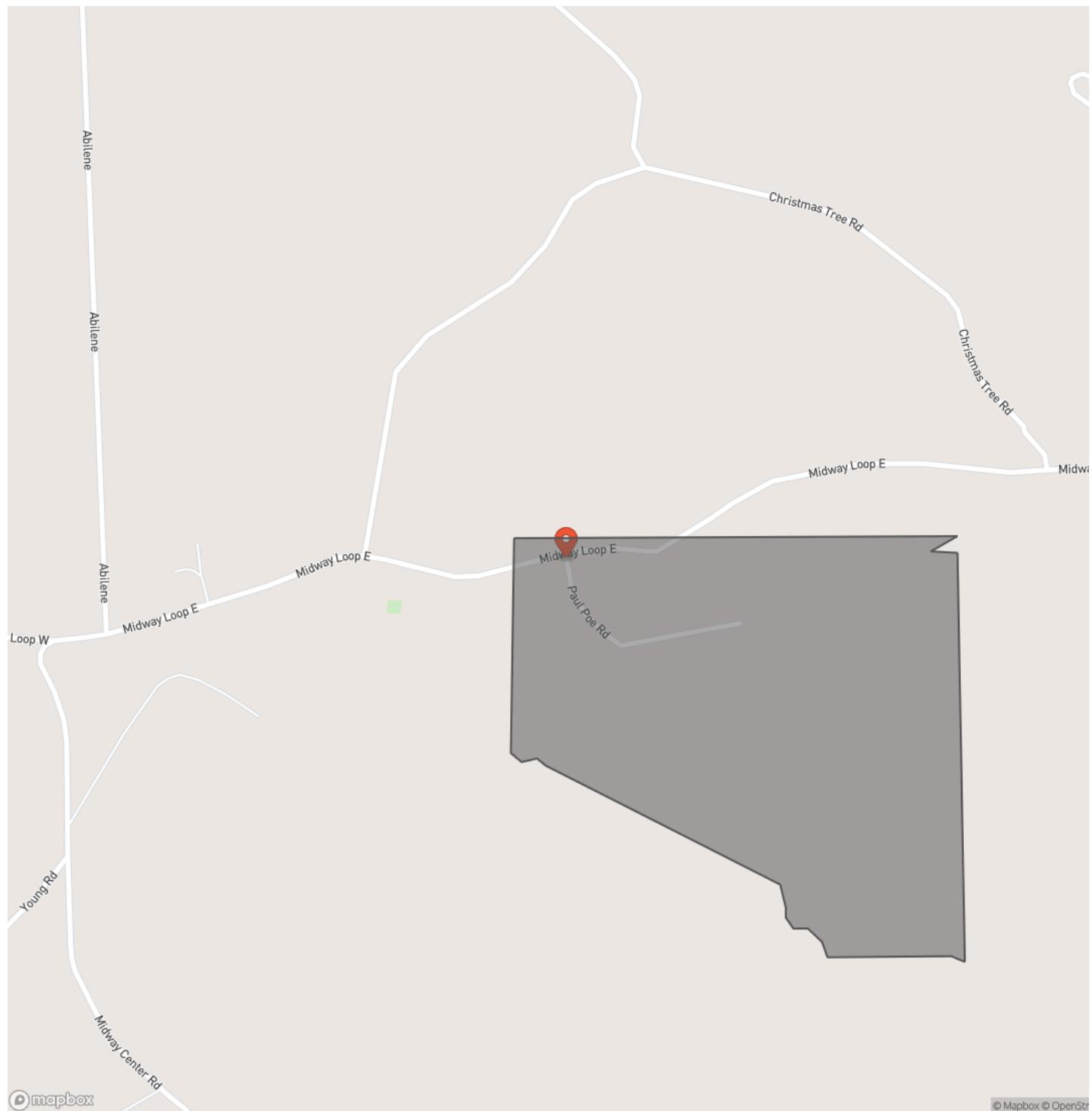
Utility Providers: Sam Houston Electric Cooperative, Woods Creek Water Supply

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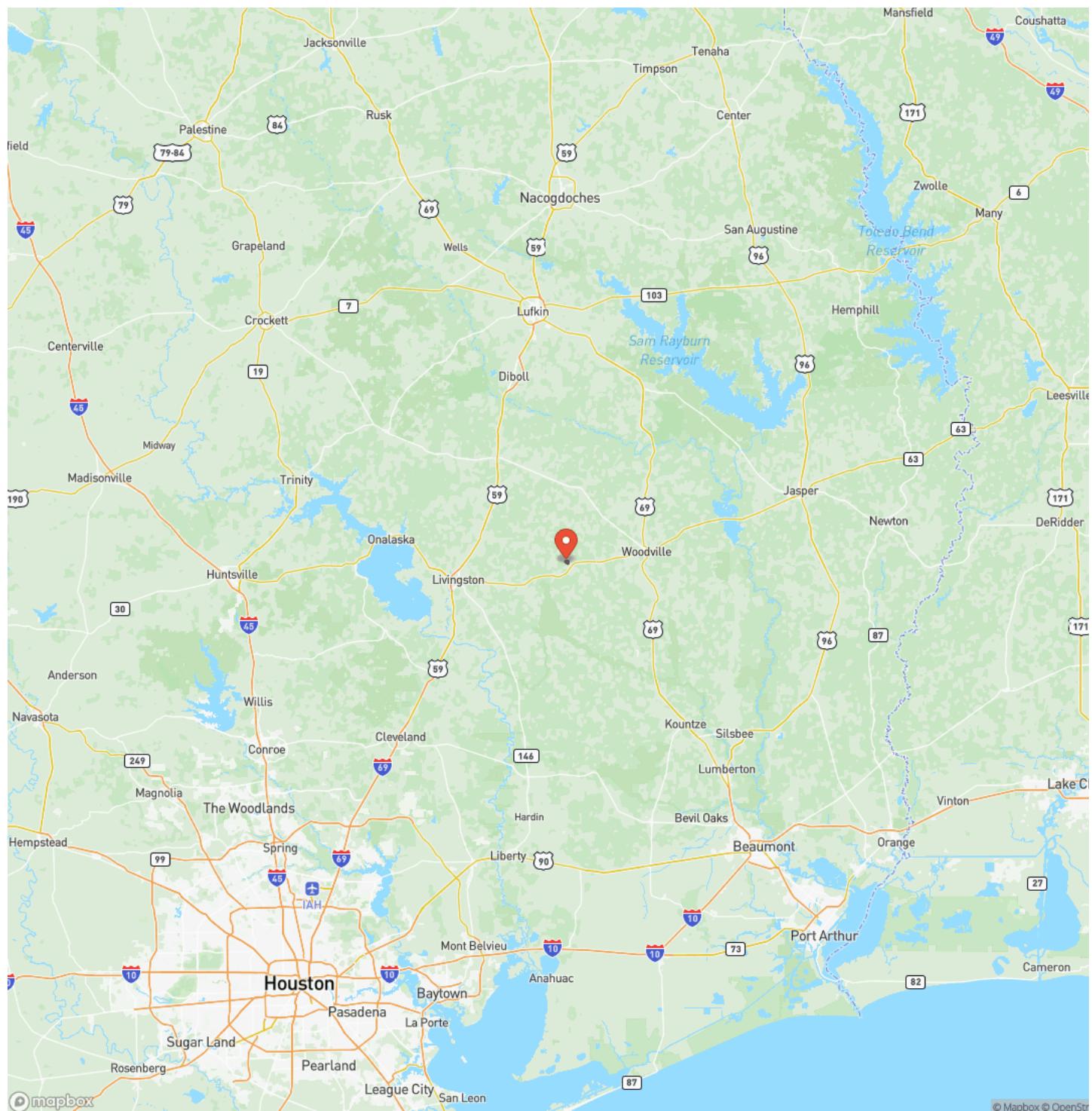
Locator Map



MORE INFO ONLINE:

www.homelandprop.com

Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

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(936) 581-4049

Office

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Email

JCHearn@homelandprop.com

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1600 Normal Park Dr

City / State / Zip

NOTES



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www.homelandprop.com

NOTES



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DISCLAIMERS

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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Agriculture Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



MORE INFO ONLINE:

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