

23 Acres | CR 3121 | T-3 through T-6  
CR 3121  
Long Branch, TX 75669

**\$172,725**  
23.030± Acres  
Panola County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

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Long Branch, TX / Panola County**

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**SUMMARY**

**Address**

CR 3121

**City, State Zip**

Long Branch, TX 75669

**County**

Panola County

**Type**

Recreational Land, Lot, Ranches

**Latitude / Longitude**

32.0633445206 / -94.6003121121

**Acreage**

23.030

**Price**

\$172,725

**Property Website**

<https://homelandprop.com/property/23-acres-cr-3121-t-3-through-t-6-panola-texas/74294/>



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### **PROPERTY DESCRIPTION**

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Looking for a timber exemption? Combine any of our available tracts for a 10+ acre private piece of East Texas. Shape to your desire! This unique opportunity offers 5-34 acre tracts wooded in young pine plantation. Nestled in the serene countryside, this property provides a peaceful retreat away from the city while still being conveniently close to Carthage, Mt. Enterprise, and Henderson, TX. These tracts are ideally set up with an electricity easement already in place, cleared boundary lines, and an opening at the front of each division. Electricity has been installed on Tracts 1 and 2. Divisions are restricted to maintain the integrity of this small acreage community and ensure peaceful, recreational living.

**\*Community water is available on CR 3121; however, the capacity of those water lines is subject to confirmation.**

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### **Seller Financing Terms: 20% Down, 11% Interest, 8 Year Term**

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**Utilities:** Electricity available by extension, Well likely required, water company to confirm availability

**Utility Providers:** Rusk County Electric Cooperative, Minden-Brachfield Water Supply

**School District:** Carthage ISD



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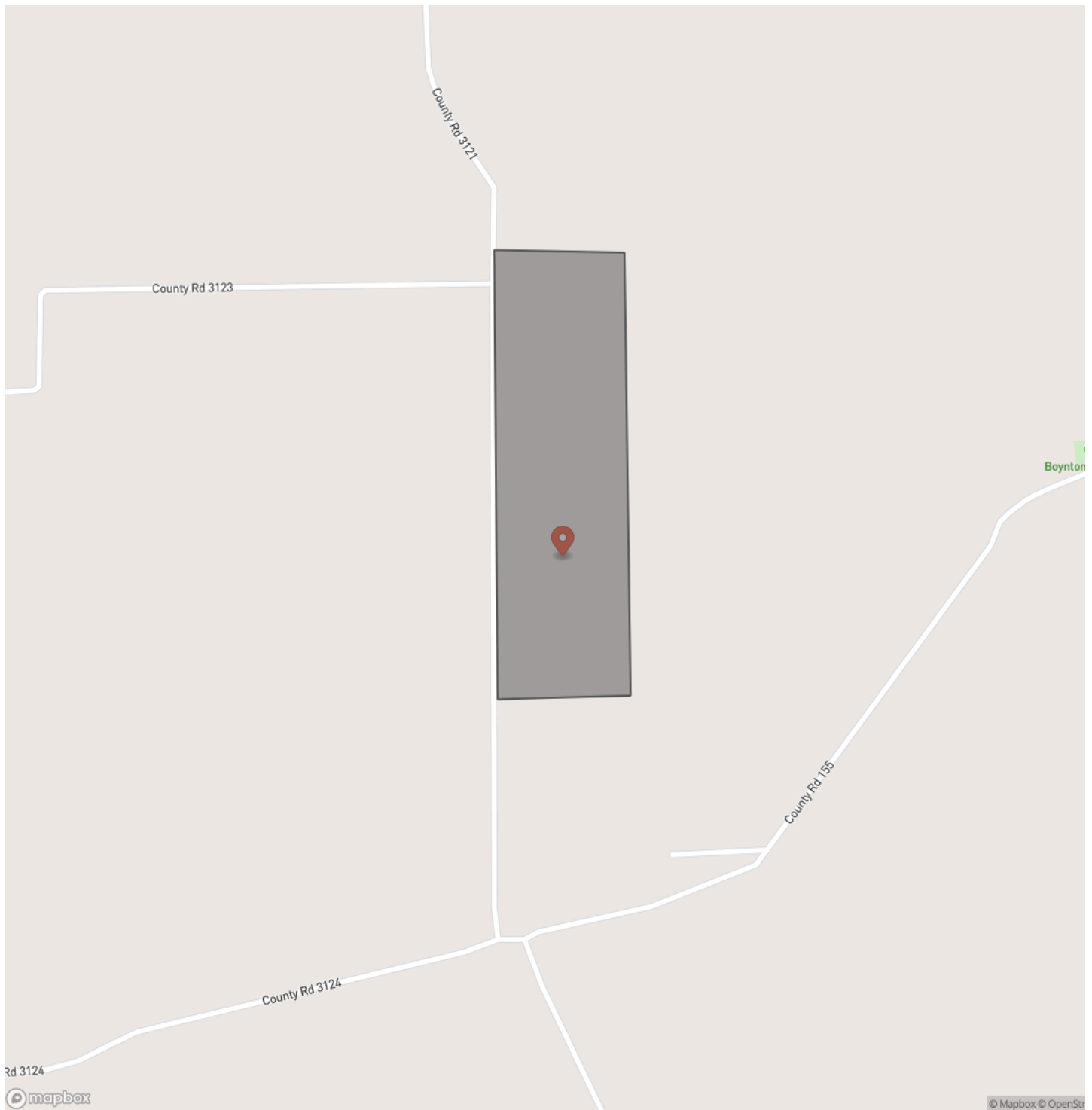
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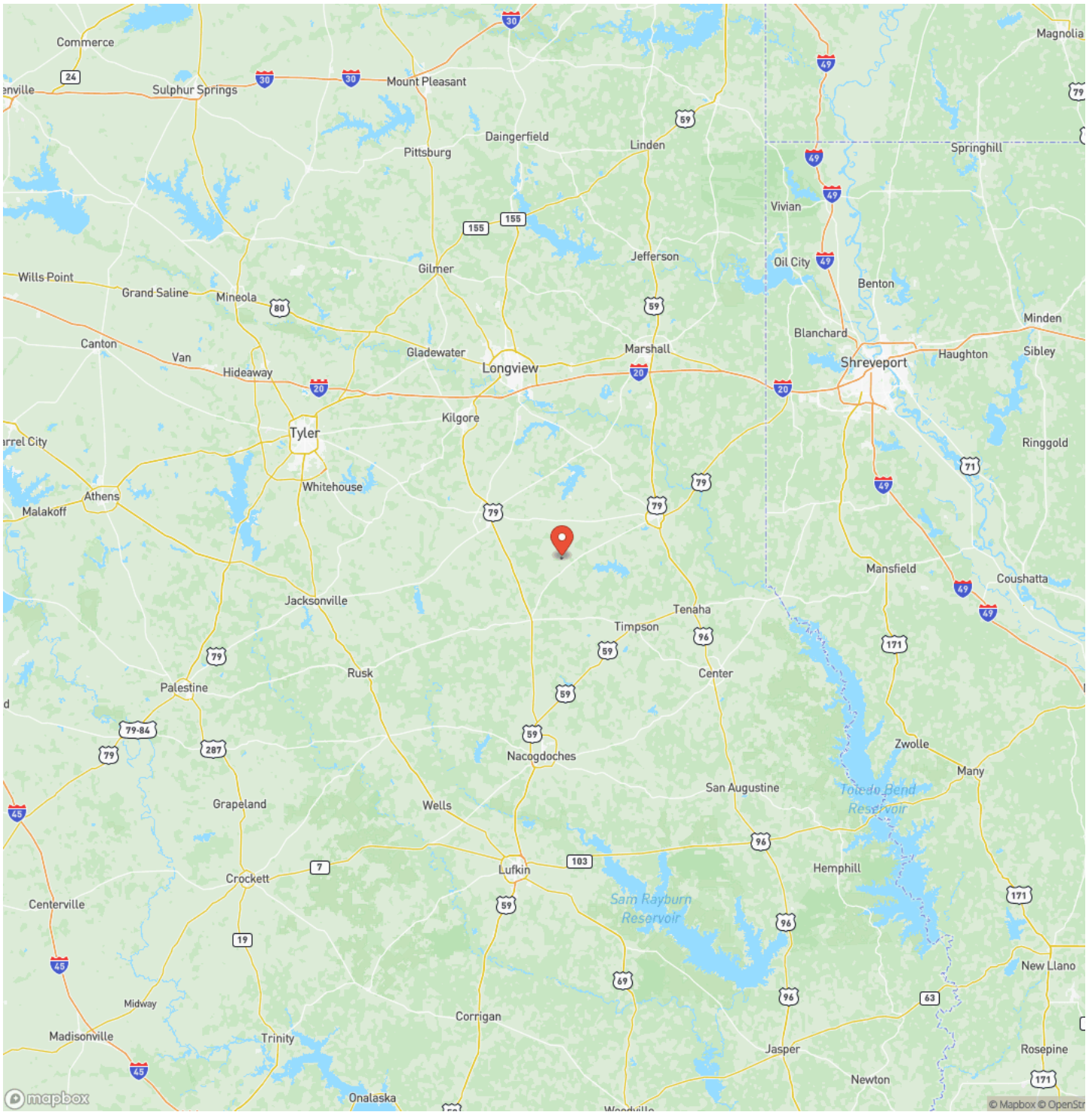


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## Locator Map



# Locator Map



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## Satellite Map



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## **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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