

HARRISON T-287 TRACT

287.64_{+/-} ACRES

HARRISON COUNTY, TEXAS

\$675,954 (\$2350/ACRE)



Office: (214) 361-9191
www.hrcranch.com

HARRISON T-287 TRACT

HARRISON COUNTY, TEXAS | 287+/- ACRES



LOCATION: The Harrison T-287 tract is very accessible with paved road frontage on FM 2625 approximately 11 miles southeast of Marshall, TX. The property lies on the north side of FM 2625 E., west of Brad Spann Road in Harrison County, TX. FM 2625 provides paved access and runs parallel to the property's south boundary.

OVERVIEW: This productive tract of timber land is comprised of approximately 197.64 acres of Pine area and 90 acres of hardwood area. According to a recent formal timber evaluation, the Pine

timber is comprised of approximately 57% pulpwood and 43% saw logs while the hardwood timber is comprised of 82% pulpwood and 18% saw logs. While the highest and best use of the property lends best to timber production and investment, there is distinct recreational value in the form of hunting. The timber stand was selectively thinned in 2018.

TOPOGRAPHY: Topography on the Harrison T-287 has a variance of approximately 20 feet from its lowest to highest elevation.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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WILDLIFE AND RECREATION: There are overt signs of Whitetail deer, squirrels and varmints on the property. Dense tree cover, browse and acorn production foster wildlife production as does Quapaw Creek that traverses the property. Two ponds up to approximately 1.9 surface acres supplement wildlife and offer fishing potential. The property has been leased to hunters in the past providing a viable source of income.

EASEMENTS: There is one pipeline easement and one access easement known to Broker. One access easement runs through the property (north/south) into the property to the north.

MINERALS: Surface only. There is one closed well site located in the north central portion of the property.

UTILITIES: Electricity and rural water supply are available

TAXES: 2018 property taxes were approximately \$1,435.00

SCHOOL DISTRICT: Marshall ISD

PRICE: **\$675,954 (\$2350 per acre)**

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT

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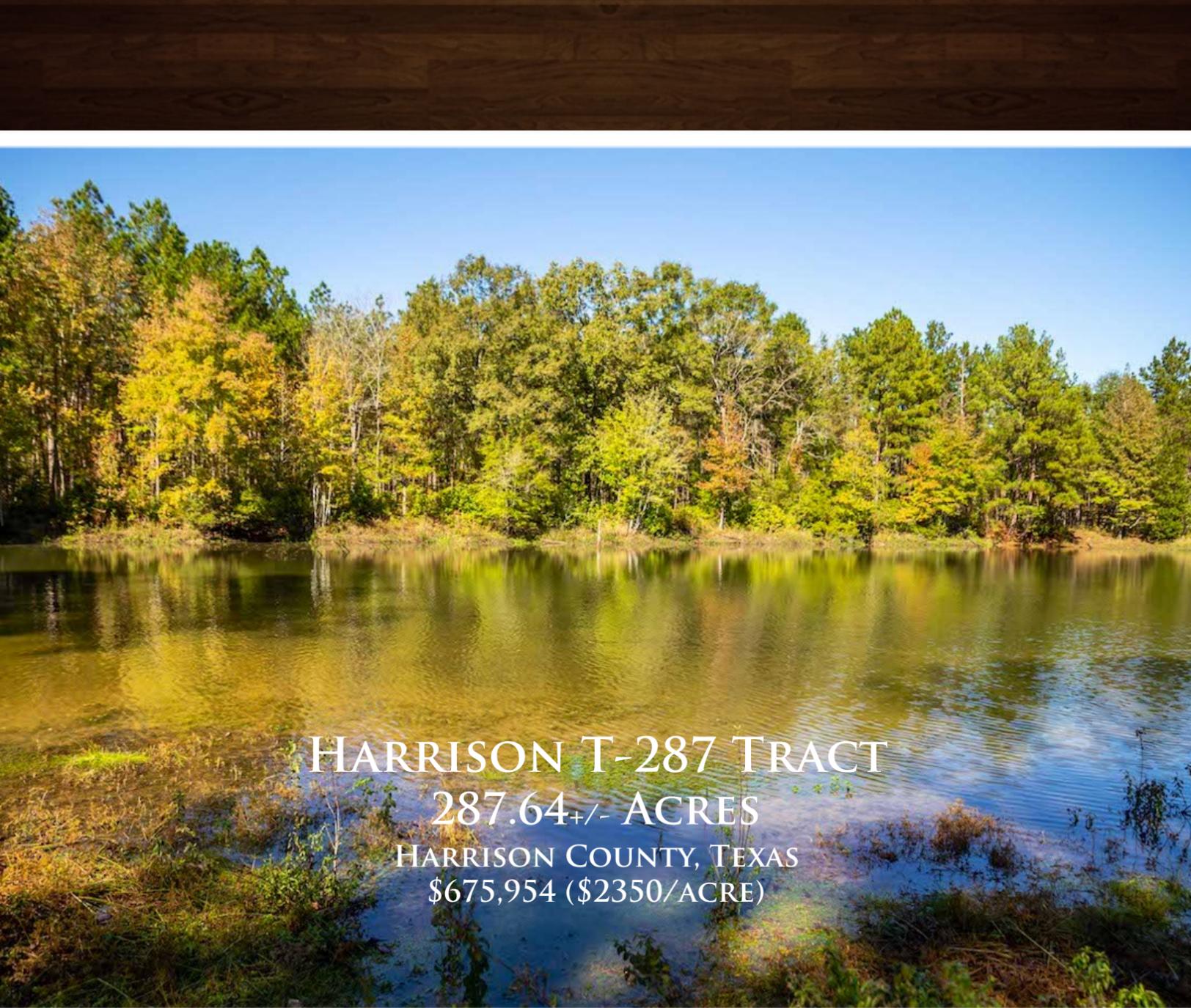
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