

## **POWELL PLANTATION TRACT #4**

**Powell Plantation Tracts offers 6 individual tracts offering endless possibilities to build an off-rd homestead or watch your forest investment grow in Panola County, Texas.**



***+/- 6.73 Acres***  
***DeBerry, Panola County, Texas***

**Price: \$84,488**

## LOCATION

Located between Carthage, TX, and Shreveport, LA, the Powell Plantation Tracts sit squarely in the heart of the East Texas Pineywoods. Toledo Bend Reservoir, Lake Murvaul, the Sabine River, Shreveport, LA, and Nacogdoches, TX, are all within an hour's commute.

## ACCESS

With county road frontage to CR 307 just off HWY 1794, commuting to the tracts is a breeze.

**Directions to the property:** From DeBerry, TX, Take HWY 1794 west 5 miles to CR 307. Turn south of CR 307. The entrance to the property is in 0.6 miles.



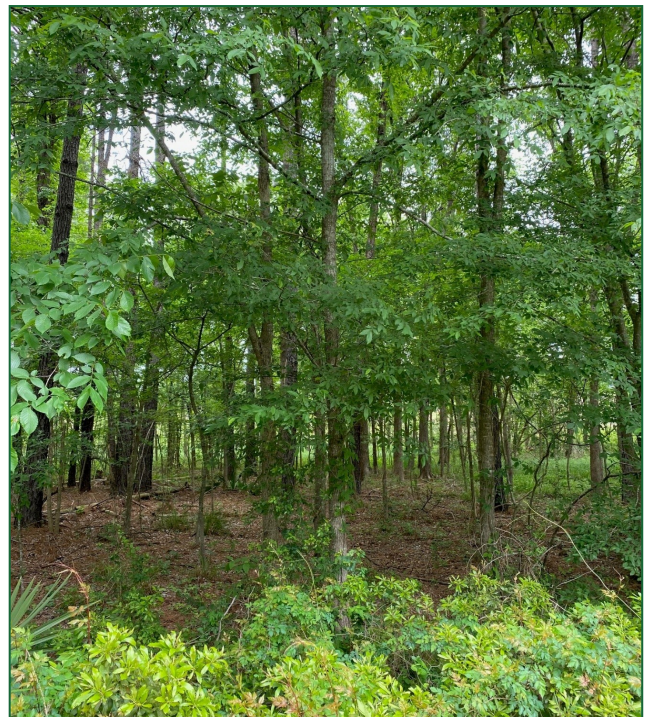
County Road 307 running through the property.

## SITE DESCRIPTION

The Powell Plantation Tracts offer multiple residential and recreational-size timber tracts ranging from 2 to 23 acres. This is a unique opportunity to purchase one tract or a combination of tracts for a total of 47 acres.

## TIMBER

The majority of the property was recently planted with improved genetics loblolly pine. Site preparation included a chemical herbicide application followed by a prescribed burn to aid in debris decomposition.



The Powell Plantation Tracts feature natural mixed pine and hardwoods.

All Tracts Available			
Tract	County	Acres +/-	List Price
Tract #1	Panola	3.85	\$50,525
Tract #2	Panola	2.39	\$38,310
Tract #3	Panola	2.22	\$37,485
Tract #4	Panola	6.73	\$84,488
Tract #5	Panola	9.14	\$115,250
Tract #6	Panola	22.71	\$113,860

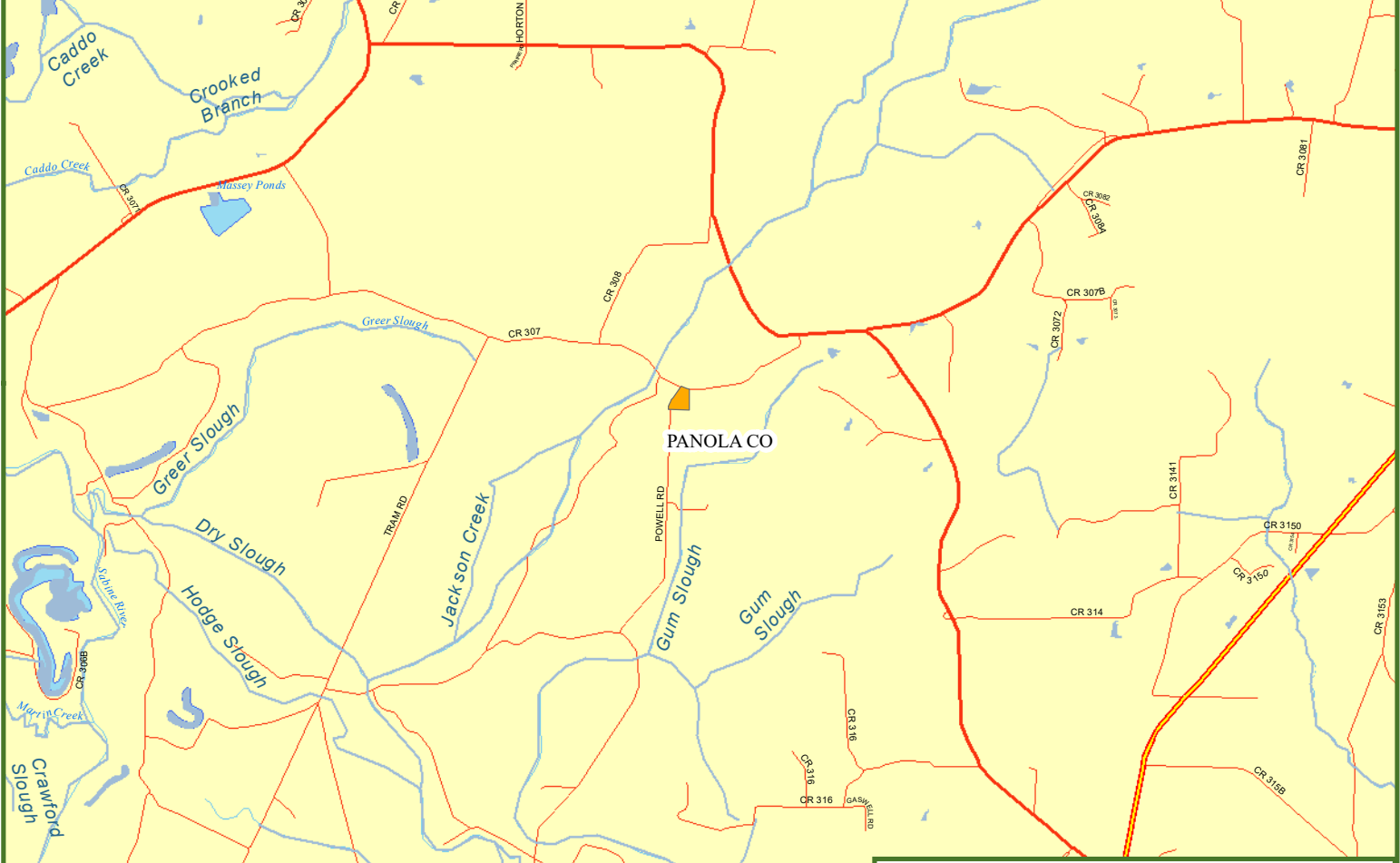
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.











# Locus Map Powell\_4 Tract Panola County, TX 7.00 ± Acres



**Legend**

-  Powell\_4 Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

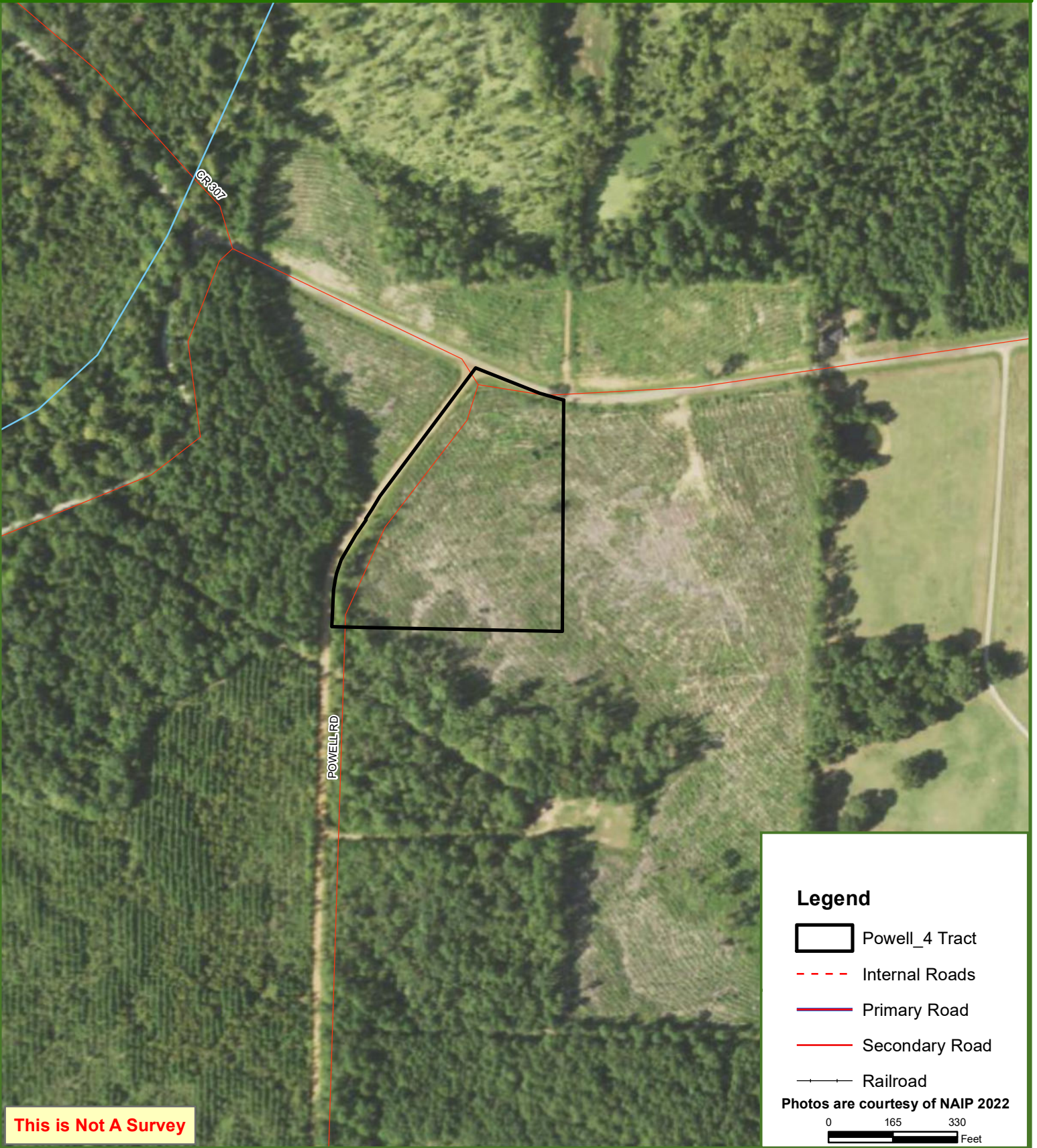
0 0.5 1 Miles



# Powell\_4 Tract

## Panola County, TX

7.00 ± Acres



This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

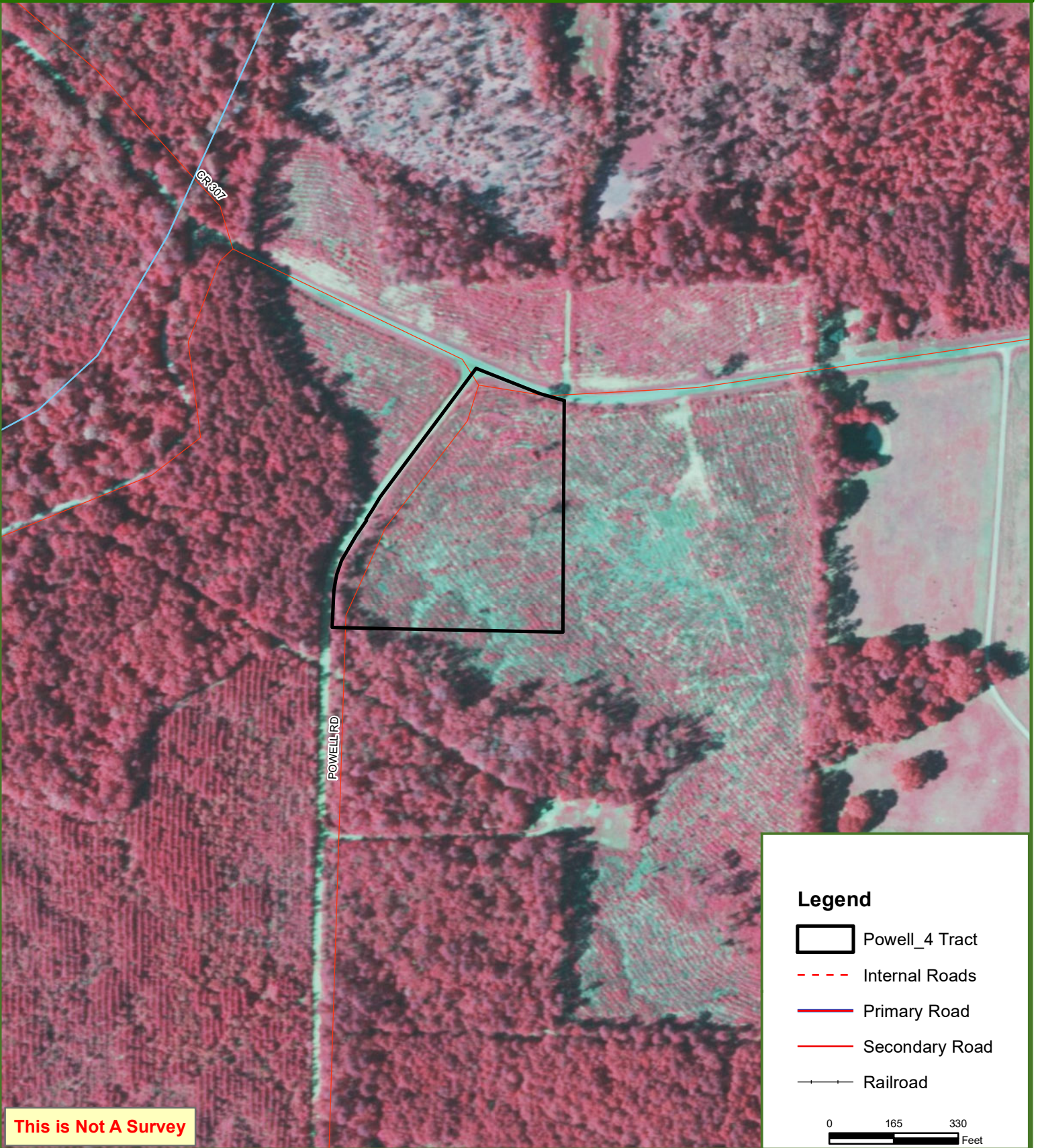




# Powell\_4 Tract






## Panola County, TX

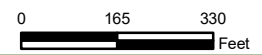
7.00 ± Acres



**This is Not A Survey**

### Legend

-  Powell\_4 Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad



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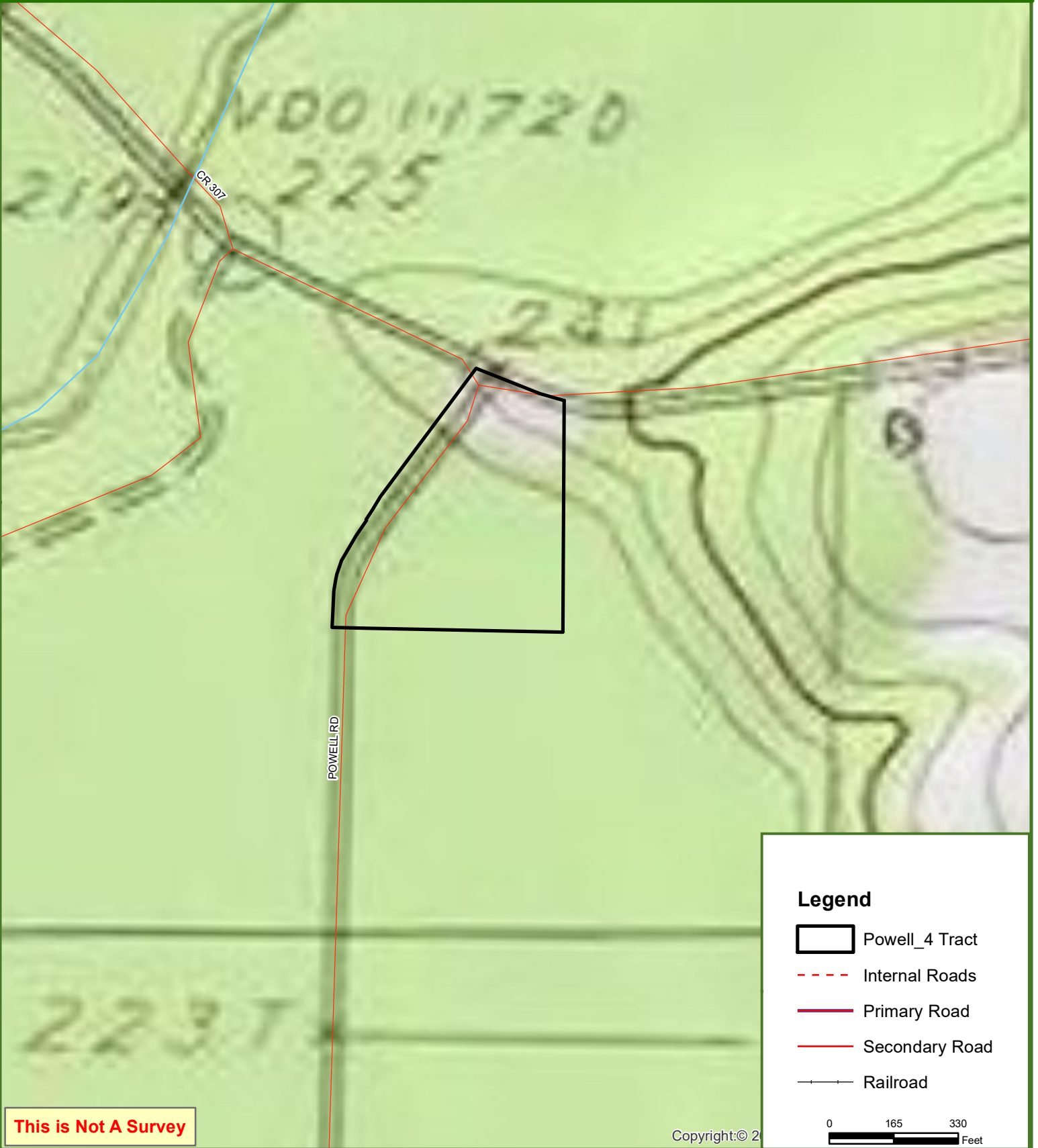




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