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Forestry

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Powell Plantation Tracts

DeBerry, Panola County, Texas

Tract #1

 4 Acres

 \$46,546

Tract #2

 2 Acres

 \$29,805

Tract #3

 2 Acres

 \$27,426

Tract #4

 7 Acres

 \$79,357

Tract #5

 9 Acres

 \$110,285

Tract #6

 23 Acres

 \$102,639

Powell Plantation Tracts is a rare offering of six individual tracts in Panola County, Texas. Whether you're looking to carve out an off-grid homestead, build a weekend retreat, or grow a long-term timber investment, these tracts offer the flexibility to buy one, several, or the whole 47-acre offering.



Chris Bartley, ACF, TAF | Regional Manager & Broker
(936) 662-2444 | cbartley@fwforestry.com
www.fountainsland.com

LOCATION



County Road 307 runs through the property.

Nestled between Carthage, TX, and Shreveport, LA, Powell Plantation sits squarely in the heart of the East Texas Pineywoods, a region prized for its rolling timberland, red-dirt roads, and small-town charm. Toledo Bend Reservoir, Lake Murvaul, the Sabine River, Shreveport, LA, and Nacogdoches, TX, are all within an easy hour's drive, putting world-class fishing, boating, and city conveniences well within reach.

The property enjoys county road frontage on CR 307, just off HWY 1794, making the commute simple and reliable in any season. Directions: From DeBerry, TX, take HWY 1794 west 5 miles to CR 307. Turn south on CR 307; the property entrance is 0.6 miles ahead.

PROPERTY DESCRIPTION



Powell Plantation Tracts feature six residential- and recreational-size timber parcels ranging from 2 to 23 acres, totaling 47 acres. This layout gives buyers a unique opportunity to secure the perfect-sized tract for a cabin or homestead, or to acquire multiple tracts and assemble a larger private holding all within one well-located offering.

TIMBER RESOURCE



The Powell Plantation Tracts feature natural mixed pine and hardwoods.

The majority of the property has been recently reforested with improved-genetics loblolly pine, positioning it for strong long-term growth and value. Site preparation included a chemical herbicide application followed by a prescribed burn to accelerate debris decomposition and give the young stand a clean start a well-managed foundation for the next owner to build on.

F&W Forestry is the exclusive broker representing the seller's interest in the marketing, negotiating, and sale of this property. F&W Forestry has an ethical and legal obligation to act honestly and fairly toward 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 F&W Forestry make no representations or warranties regarding the condition of the property, including any and all access routes, and all persons entering the property do so at their own risk and accept the 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.