

## **STRICKLAND ACRES #3**

**Strickland Acres offers 4 individual tracts offering endless possibilities to build an off-rid homestead or watch your forest investment grow located in Harrison County, Texas.**



***46 Acres***  
***Waskom, Harrison County, Texas***

**Price: \$254,990**

## OVERVIEW

Strickland Acres offers planted pine plantation in the upland areas, dropping down into scenic Streamside Management Zones creating a mosaic pattern of young and mature timber.

## LOCATION

Nestled just on the outskirts of the charming historic town of Waskom, TX, the tracts are positioned perfectly at the intersection of Carthage, TX, Marshall, TX, and Shreveport, LA, forming a unique triangle of scenic beauty .



Strickland Acres offers planted pine plantations.

## ACCESS

Strickland Acres boasts over half a mile of stunning Farm to Market paved road frontage along FM 2625, offering easy access.

**Directions to the property:** From Waskom, TX. Head south on FM 9, approximately 3.5 miles. Stay straight onto FM 2625, and in approximately 1 mile, the property will be on the left (south).

## SITE DESCRIPTION

Rolling topography and loamy soils, combined with a mixture of mature and young timber, make this property an excellent choice for a variety of uses, whether your objectives are timber, wildlife, recreation, or residential.

## TIMBER

This historic timberland tract offers a mixture of newly planted loblolly plantations, mid-rotation-aged loblolly plantations, and mature natural timber in the SMZs. The plantation pine was intensively sight-prepped, planted with 2nd Generation containerized seedlings from the IFCO nursery in DeRidder, LA, and sprayed for herbaceous weed control to minimize competition to the seedlings. The creek banks have been protected in Stream Side Management Zones (SMZ), providing wildlife travel corridors that offer a mosaic canvas of mature natural forests breaking up the young plantation pine.

## TAXES & TITLE

The property currently carries a timber agricultural exemption, keeping annual taxes around \$2 per acre per year. The buyers will need to file a 1-D-1 timber exemption form and a timber management plan with the Harrison County CAD to keep the exemption after property transfer. Property deed records can be found in Book Number 2022-000015123.

Strickland Acres - All Tracts Available			
Tract	County	Acres +/-	List Price
Tract #1	Harrison	227	\$920,961
Tract #2	Harrison	67	\$366,480
Tract #3	Harrison	46	\$254,990
Tract #4	Harrison	182	\$617,505

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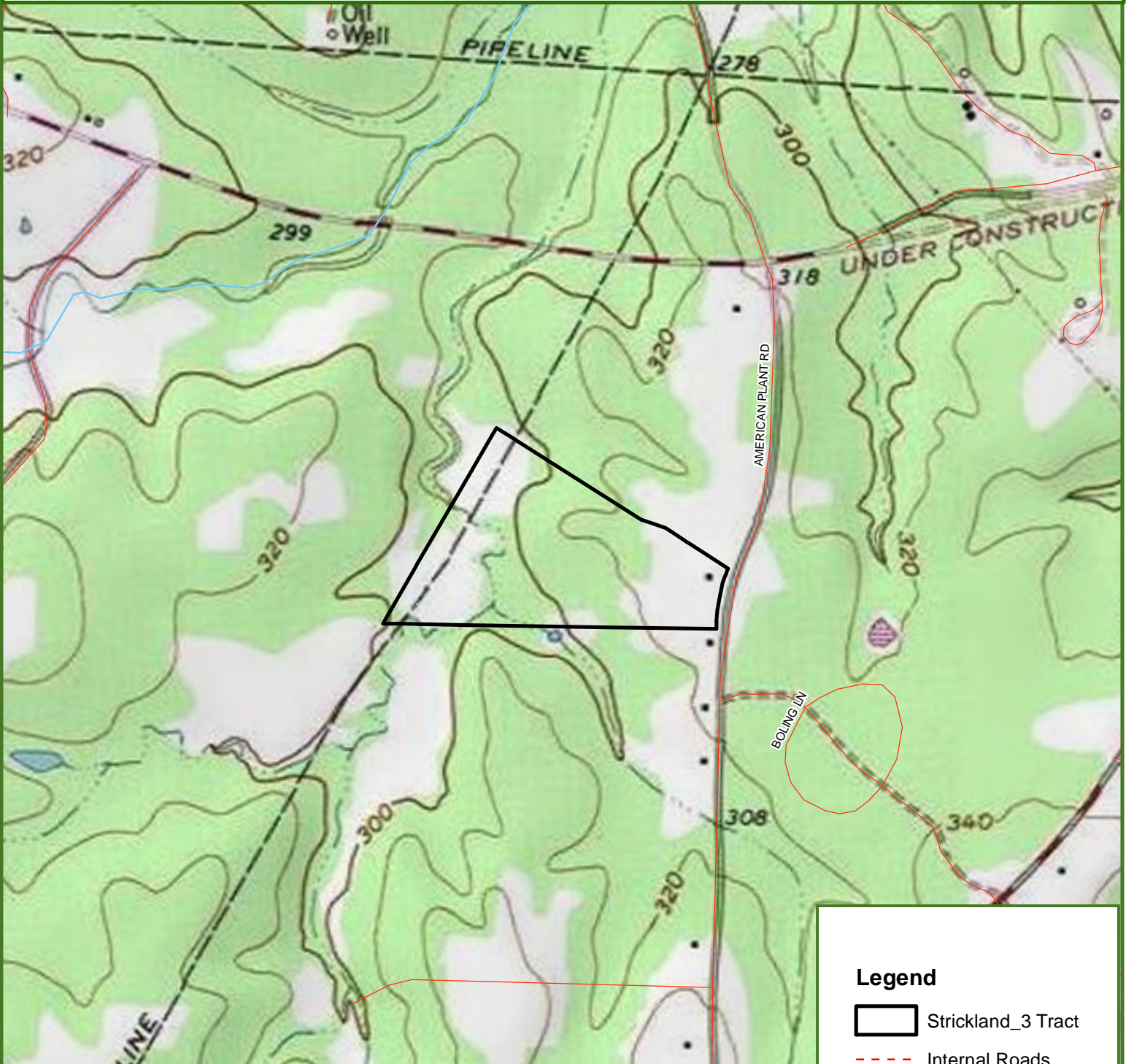


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# Strickland\_3 Tract

## Harrison County, TX

46.00 ± Acres



### Legend

- Strickland\_3 Tract
- Internal Roads
- Primary Road
- Secondary Road
- Railroad



**This is Not A Survey**

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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.