



**Fountains
Land**
AN F&W COMPANY



Strickland Acres

Strickland Acres offers 5 individual tracts offering endless possibilities to build an off-grid homestead or watch your forest investment grow located in Harrison County, Texas.

#1 Tract

 227 Acres

 \$923,080

#2 Tract

 67 Acres

 \$355,200

#3 Tract

 46 Acres

 \$255,125

#4 Tract

 182 Acres

 \$682,113

#5 Tract

 288 Acres

 \$790,375

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



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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.

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.

PROPERTY 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 site-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.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.

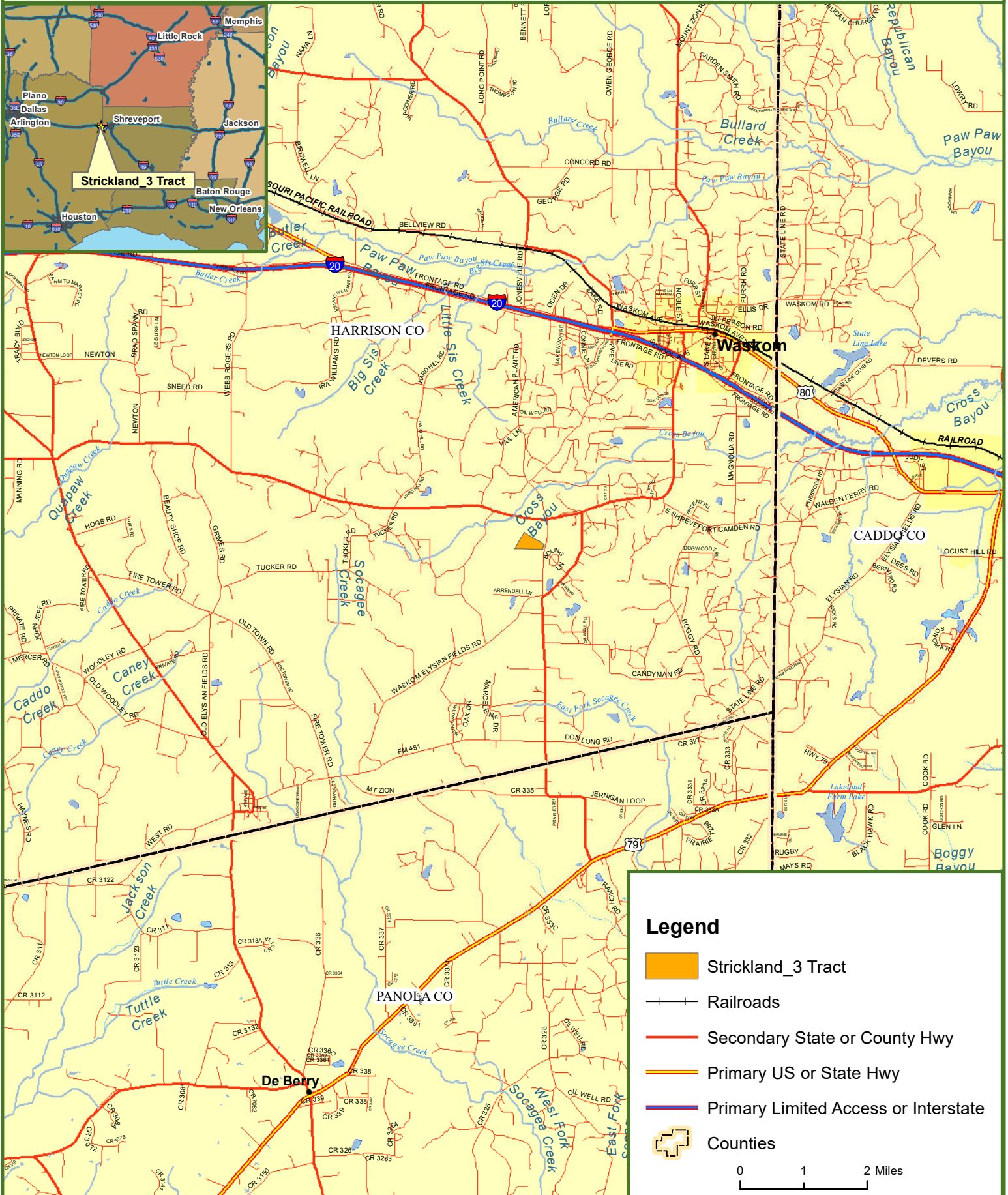


Locus Map

Strickland_3 Tract

Harrison County, TX

46.00 ± Acres



Legend

-  Strickland_3 Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

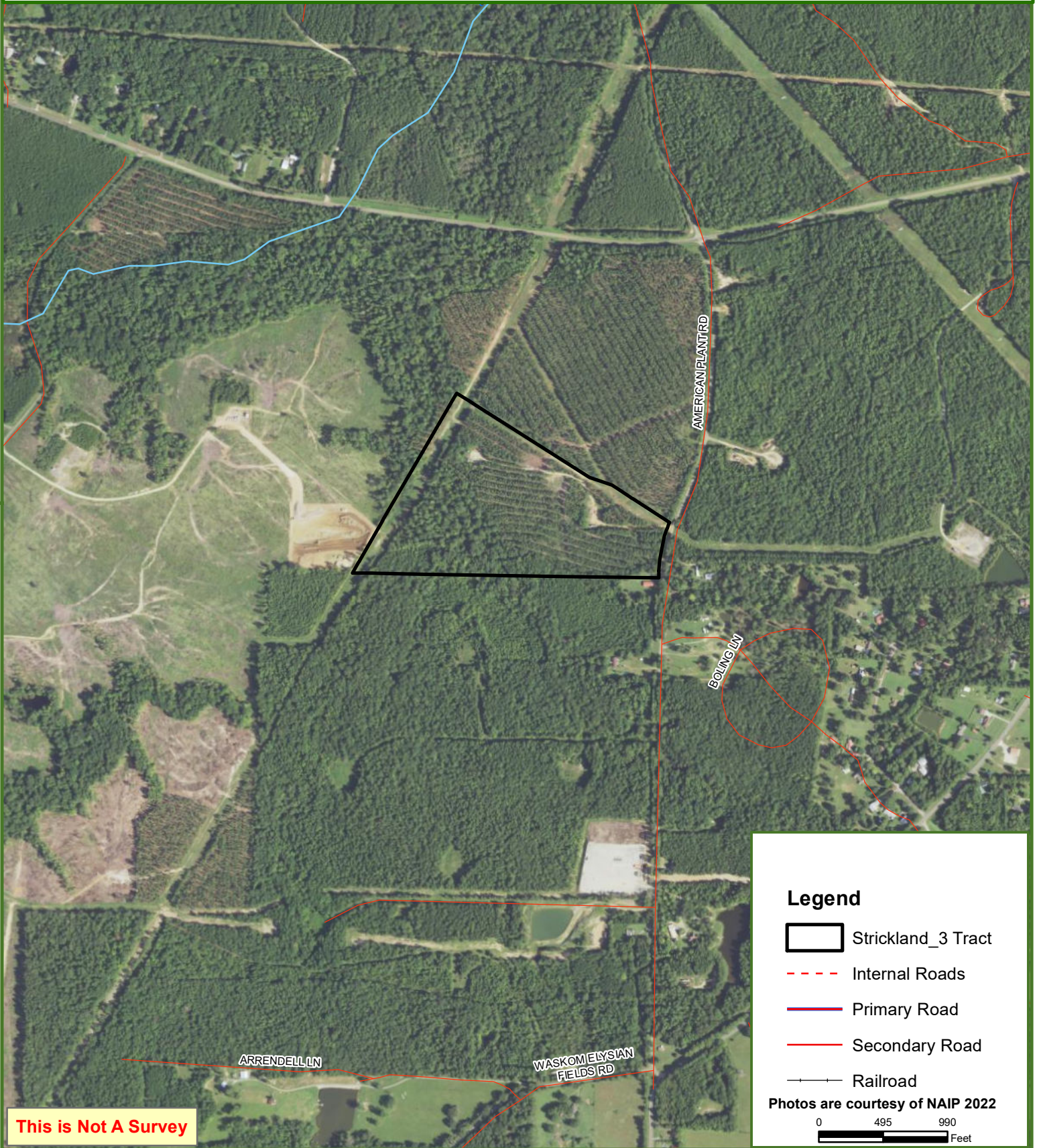
0 1 2 Miles



Strickland_3 Tract

Harrison County, TX

46.00 ± Acres



Legend

- Strickland_3 Tract
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2022

0 495 990
Feet

This is Not A Survey

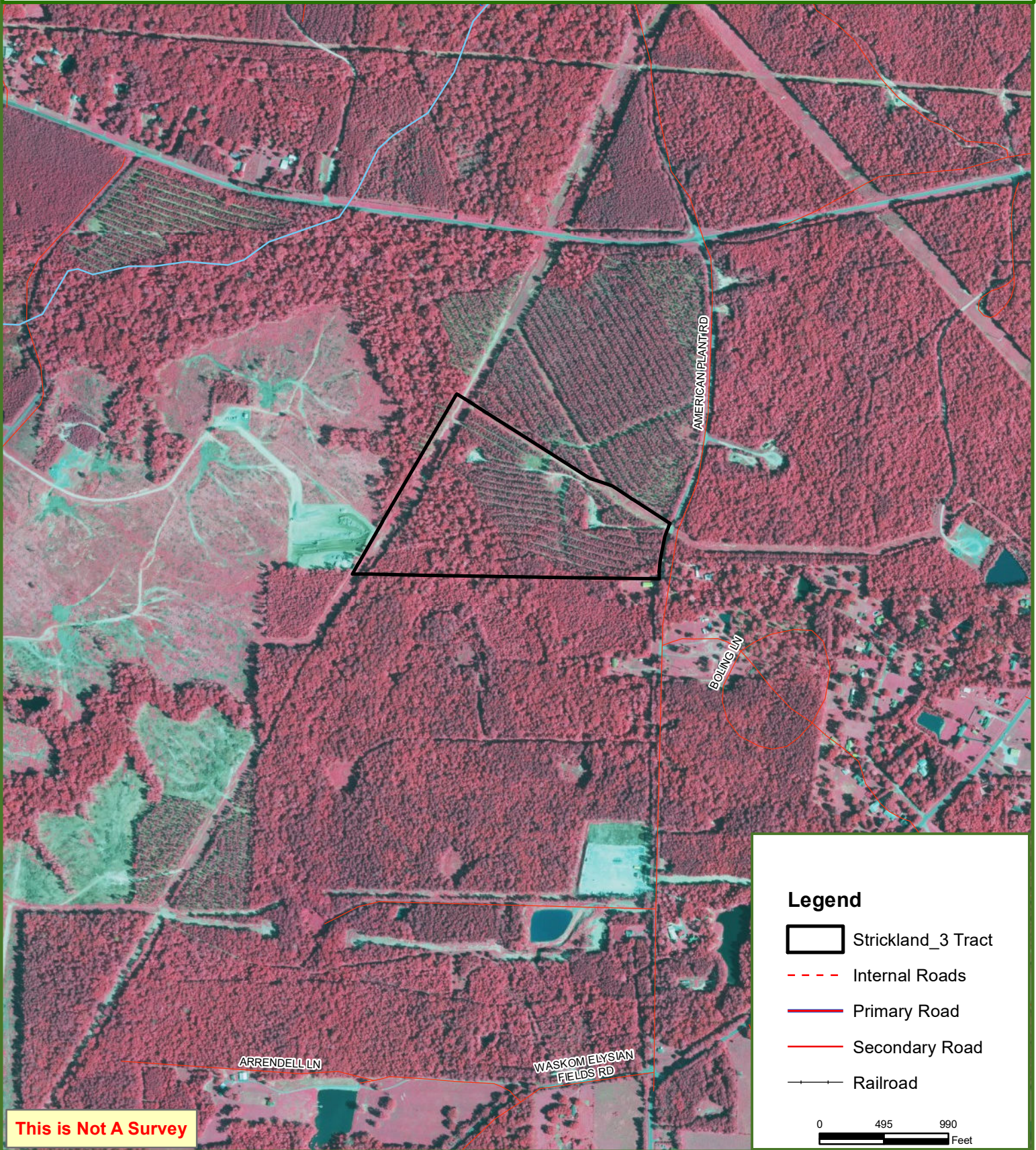
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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Harrison County, TX

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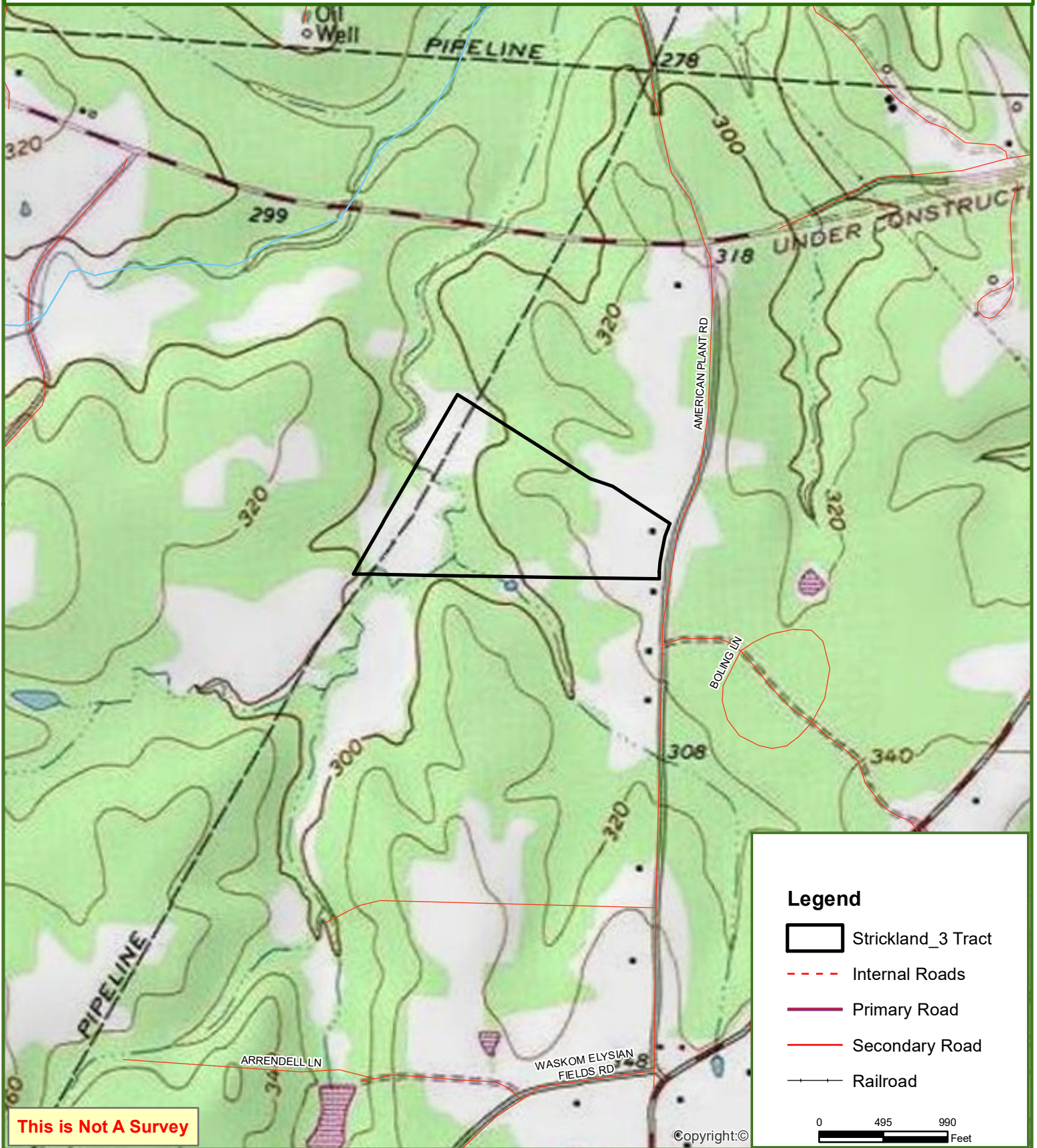
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