

## **POWELL PLANTATION TRACT #1**

**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.**



***+/- 3.85 Acres***  
***DeBerry, Panola County, Texas***

**Price: \$60,630**

## 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.

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# Locus Map

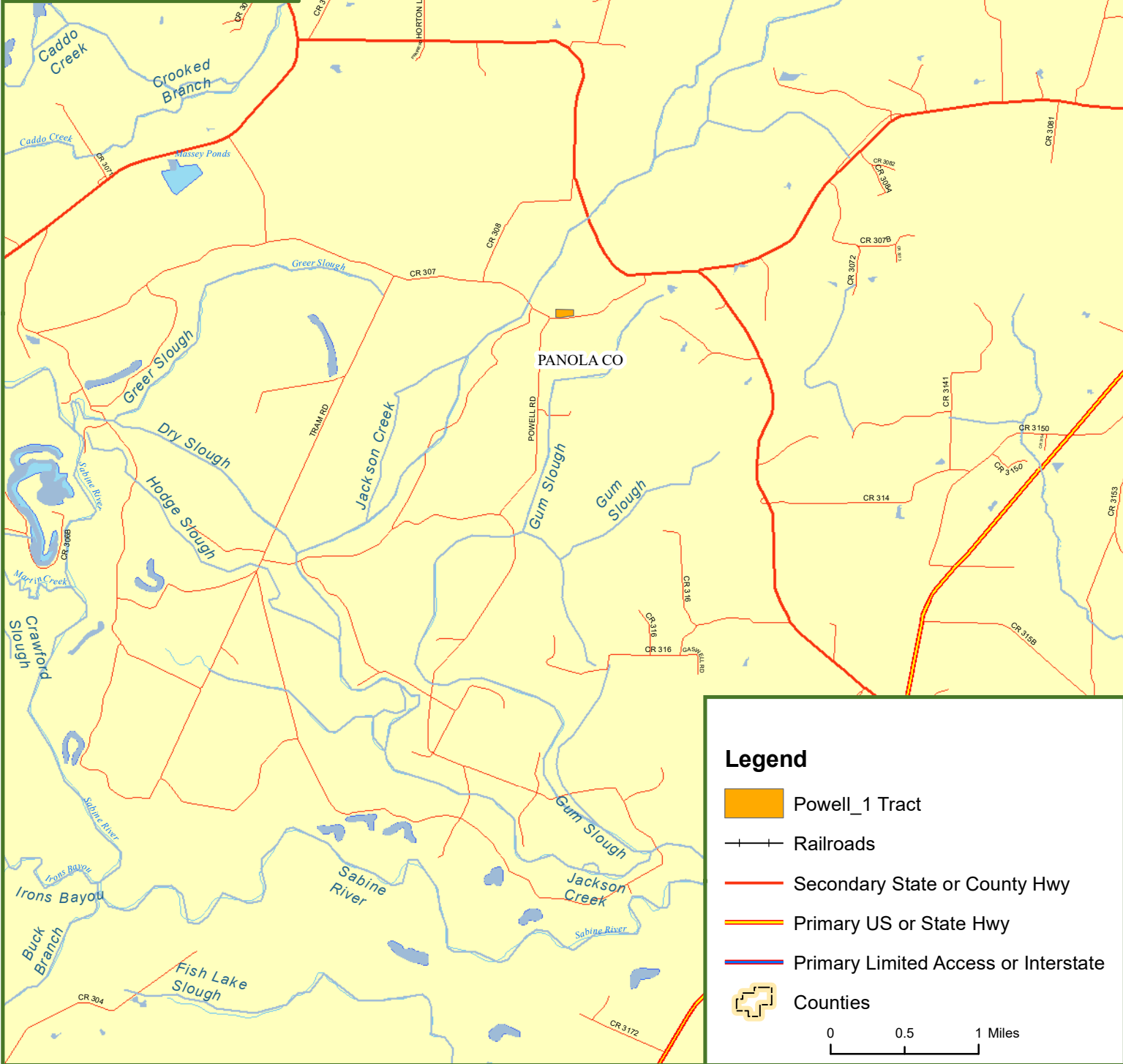
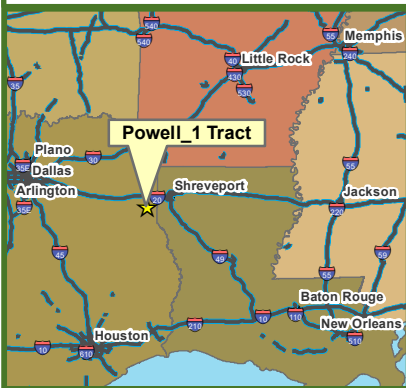
## Powell\_1 Tract

### Panola County, TX

4.00 ± Acres



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#### Legend

-  Powell\_1 Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

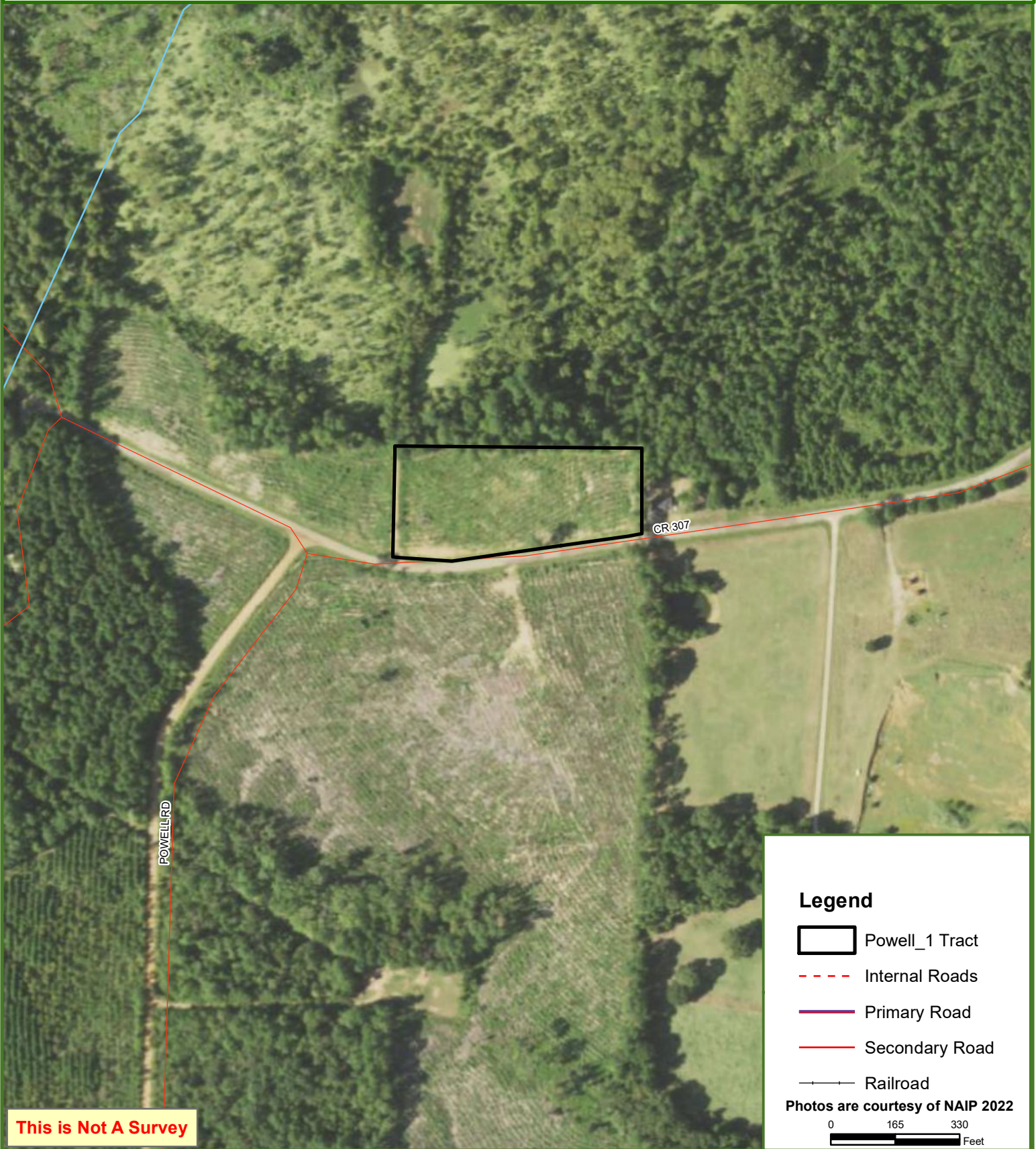
0 0.5 1 Miles



# Powell\_1 Tract

## Panola County, TX

4.00 ± 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.



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