

PROPERTY DESCRIPTION

TRACT 1 – 216.954 ACRES

This property fronts on Hwy 84 East and FM 323 and has frontage on the Texas State Railroad. Mostly wooded, very rolling with possible lake site. Community water, electric and phone available along Hwy 84 and FM 323. This tract could be divided into 2 tracts with access from Hwy 84 and FM 323. Best use is short rail service, hunting, commercial development or subdivision.

TRACT 2 – 192.494 ACRES

This property fronts FM 323 with rolling mixed woods, some open pasture, 50 + acre lake. Community water, electric and phone available. This property is best suited for home sites, recreation, hunting and fishing.

TRACT 3 – 284.034 ACRES

This property has long FM 323 frontage, is mostly pasture with some woods, a live creek, small lake and approximately 10 holding ponds with pumps, piping and sprinkler heads. This tract is best suited for a cattle operation. Community water, electric and phone available.

TRACT 4 – 2.052 ACRES

Irregular shaped wooded tract on north side of road. Does not adjoin rest of property. Limited access off FM 323.

TRACT 5 – 140.62 ACRES

This property has access to Ben Brook Dr., a Palestine city street, with water, electric and phone available. This tract is rolling and mostly wooded in small pine and hardwood trees. It has a wet weather creek running through the property with a possible small lake site. It is best suited for recreation and hunting, clearing for pasture or development.

SUSSDORF REAL ESTATE, LLC

TRACT 6 – 55 ACRES

This property has long frontage on a blacktop county road # 148. It is level to slightly rolling. It would be easy to subdivide into 5-acre homesteads, wooded and partly under brushed. Community water, electric and phone are available.

TRACT 7 – 206.77 ACRES

This property has frontage on State Hwy. 84 E and ACR 384. It is gently rolling with approximately 60% woods in hardwoods and pine, balance improved and native grasses and large pond. Property has long rail frontage on Texas State Railroad. Water, electricity and phone are available.

TOTAL – 1097.924 ACRES

PRICE – \$5,600,000

ACREAGE	PROPERTY DESCRIPTION	TAX ACCT #	2020 TAX AMOUNT
2.052	Mickum Main A-40	R15181	\$3.38
216.954	Mickum Main A-40	R15290	\$358.84
192.494	Mickum Main A-40	R15194	\$401.73
140.62	Mickum Main A-40	R15185	\$232.61
213.615	Mickum Main A-40	R15189	\$376.47
206.77	Mickum Main A-40	R15211	\$274.74
972.505	Sub Total		
46.535	Patrick Orourk A-666	R25453	\$76.98
78.884	Reson Crist A-161	R19801	\$130.48
1097.924	TOTALS		\$1,855.23