

**FM 130-325 Tract  
Property Description**

This 324.526 Acres is located on FM 130 in Cass County, TX approximately 6.4 miles northeast of Hughes Springs and 10.6 miles northwest of Linden, TX. It is in the Hughes Springs Independent School District.

This tract has a lot of FM 130 frontage and is located on both sides of the road. It also has CR 2912 frontage and has CR 2927 located just south of the property. It has multiple potential homesites along FM 130 and CR 2912. There is electricity to the tract along FM 130 and electricity is also located close to the tract at various homesites located on the south side of CR 2912 and south of CR 2927. There is no community water available, a private well would be necessary for a homesite.

The property has been in agriculture and timber production with the same family for about 80 years and professionally managed for strictly timber for about the last 35 years. The tract has five different timber stands, a pine sawtimber stand, a pine pulp and chip n saw stand, a premerchantable pine stand, a newly planted pine stand, and a bottomland hardwood stand.

All of the planted pine plantations were planted with 2<sup>nd</sup> generation loblolly pines except the newly planted stand. It was aerially herbicided, subsoiled, and hand planted with MCP (Mass Control Pollinated) improved loblolly pine seedlings.

The bottomland hardwood stand does flood during excessively wet weather and provides wildlife with many different tree species providing food and cover. The tract has small openings scattered throughout the property, which could be converted into wildlife food plots pretty easily.