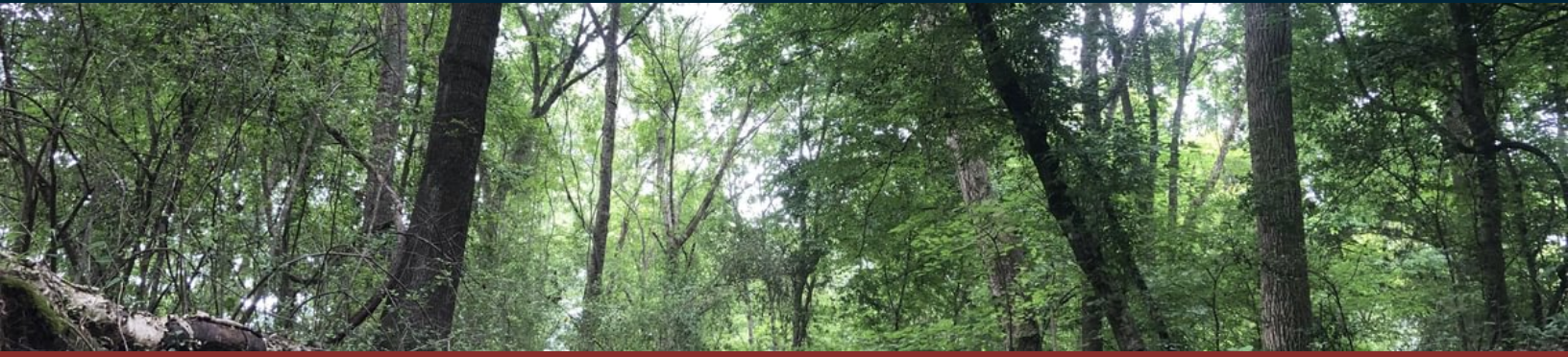




SOLD · SET PRICE

Delany Branch Tract - 3423

± 324 Acres | Anderson County | Texas | Near Palestine

Delany Branch 3423

PRICE	PRICE / ACRE	ACREAGE
\$1,020,600	\$3,150	± 324

PROPERTY OVERVIEW

The ±324 acre property is great deer and hog hunting! The property is located in Elkhart ISD. ACR 191 bisects the tract and Delany Creek runs through the middle of the western portion of the tract. The eastern portion of the tract is pine plantation that is ready to first thin. The western portion of the tract is young pine plantation and mature hardwood creek bottom. The tract has a good internal road system and electricity is available.

PROPERTY DETAILS

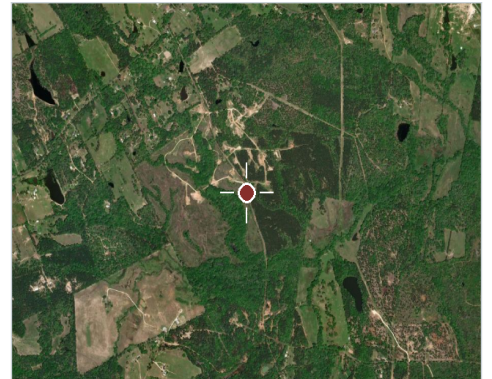
TYPE	ACCESS
Development (Home/Cabin site)	Paved Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Gate

COUNTY TAX PARCEL IDS
20962

DOCUMENTS INCLUDED

Delany Branch Location Map · Delany Branch Aerial · Delany Branch Aerial + Topo

LOCATION



Anderson County, Texas



Spencer Burke
Real Estate Salesperson, TX
O: 936.899.7441 C: 936.546.3967
Spencer.Burke@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



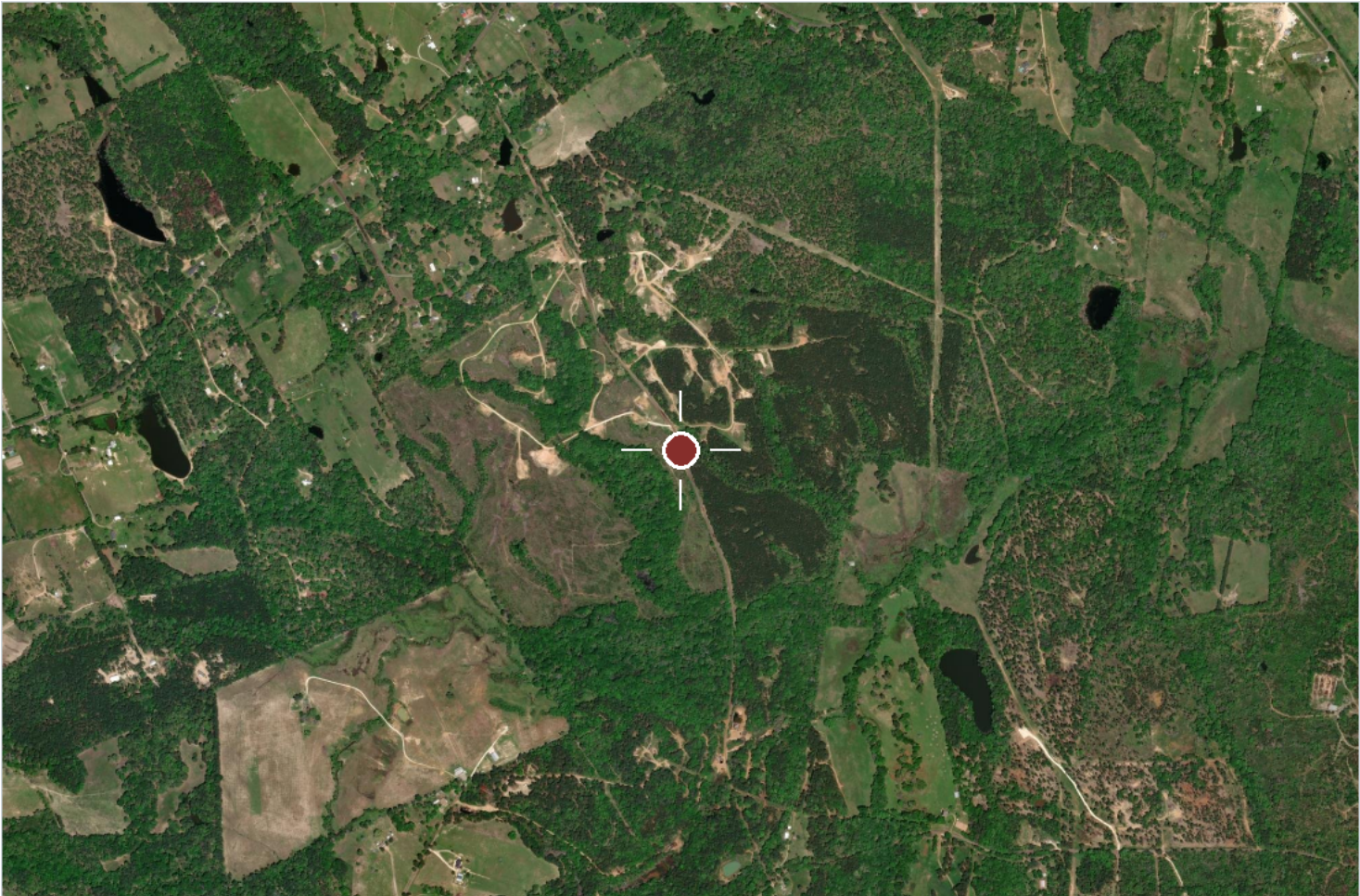
Property Photos

Delany Branch Tract - 3423 · Anderson County · Texas · Near Palestine

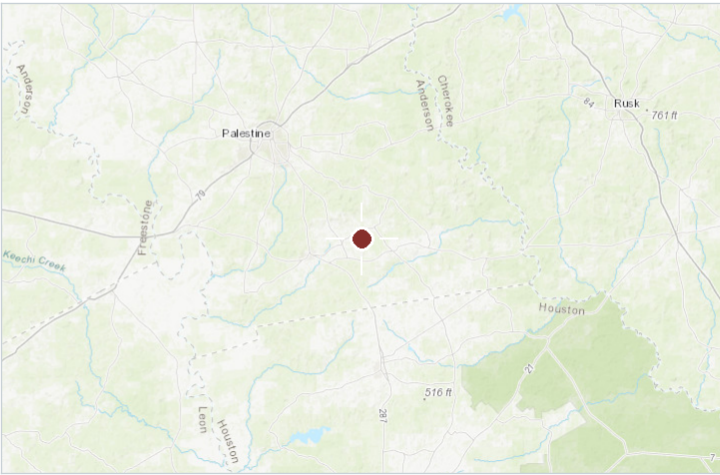


Location & Access

Delany Branch Tract - 3423 · Anderson County · Texas · Near Palestine



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Anderson County, Texas

NEAREST CITY
Palestine

APPROXIMATE CENTRE
31.64486, -95.50563

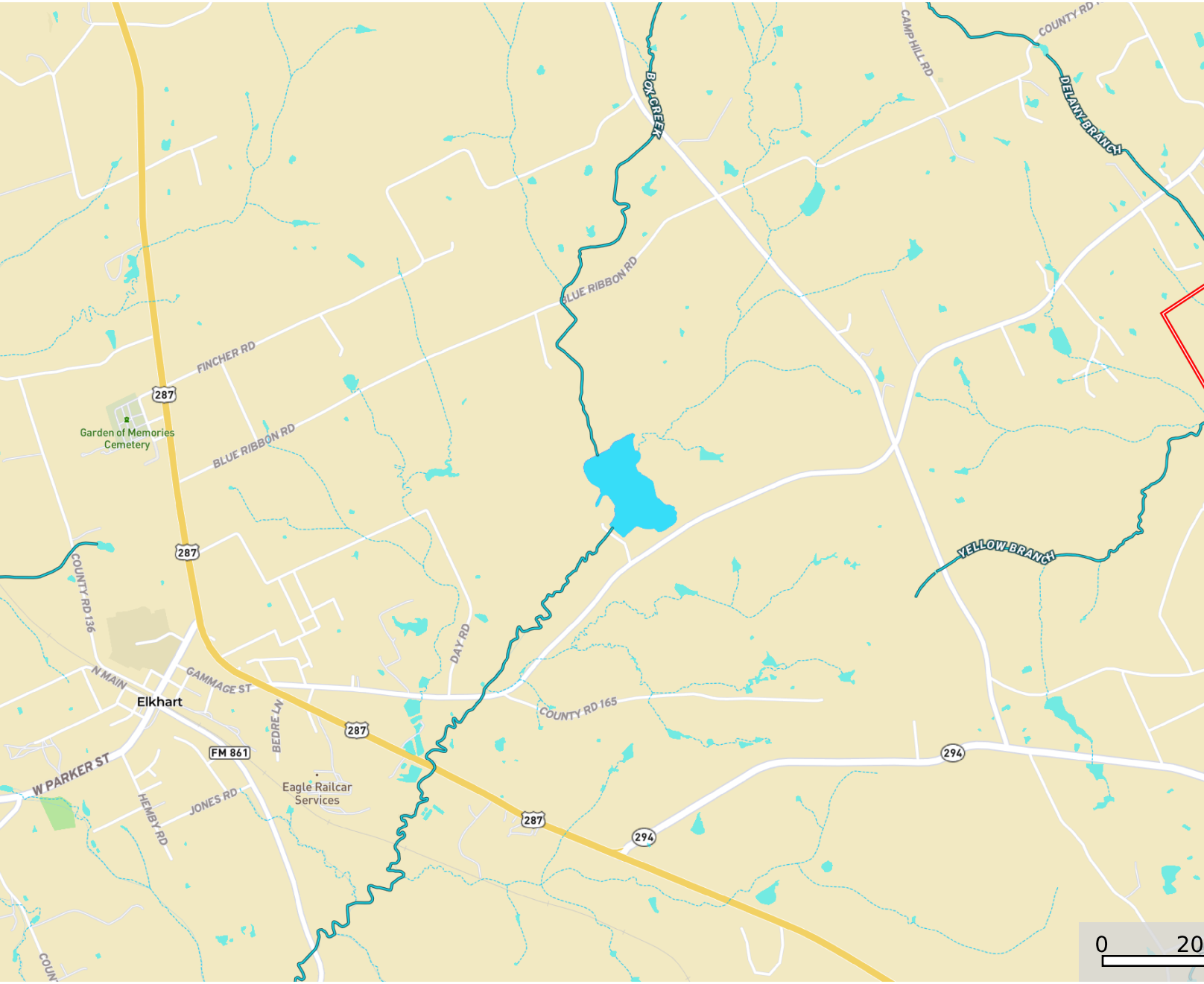
COUNTY TAX PARCEL IDS
20962

INTERACTIVE MAP



<https://id.land/maps/451469f419e8a9758e4d72a0aa2106ee/share>

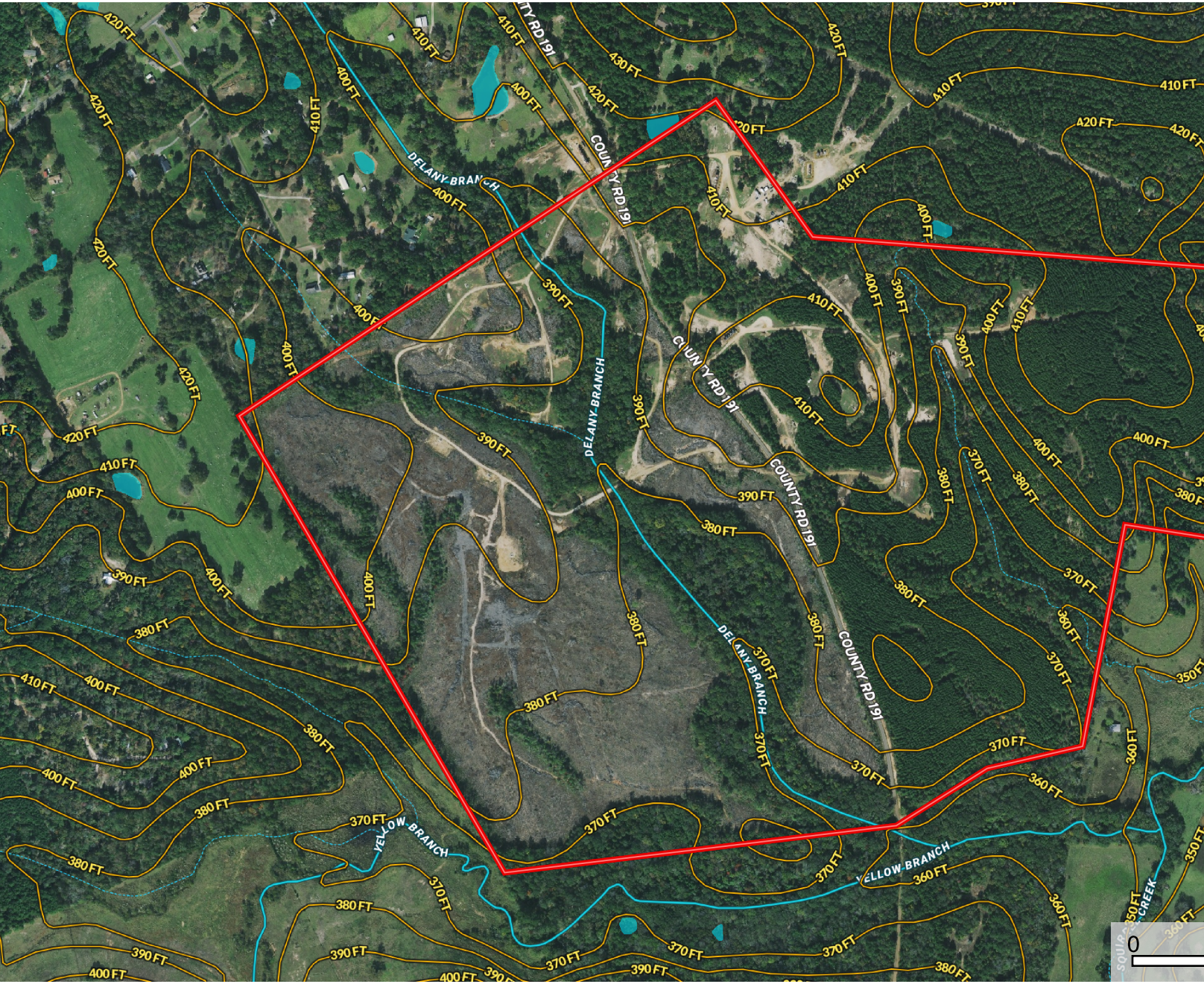
Delany Branch 3423
Anderson County, Texas, AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Spencer Burke

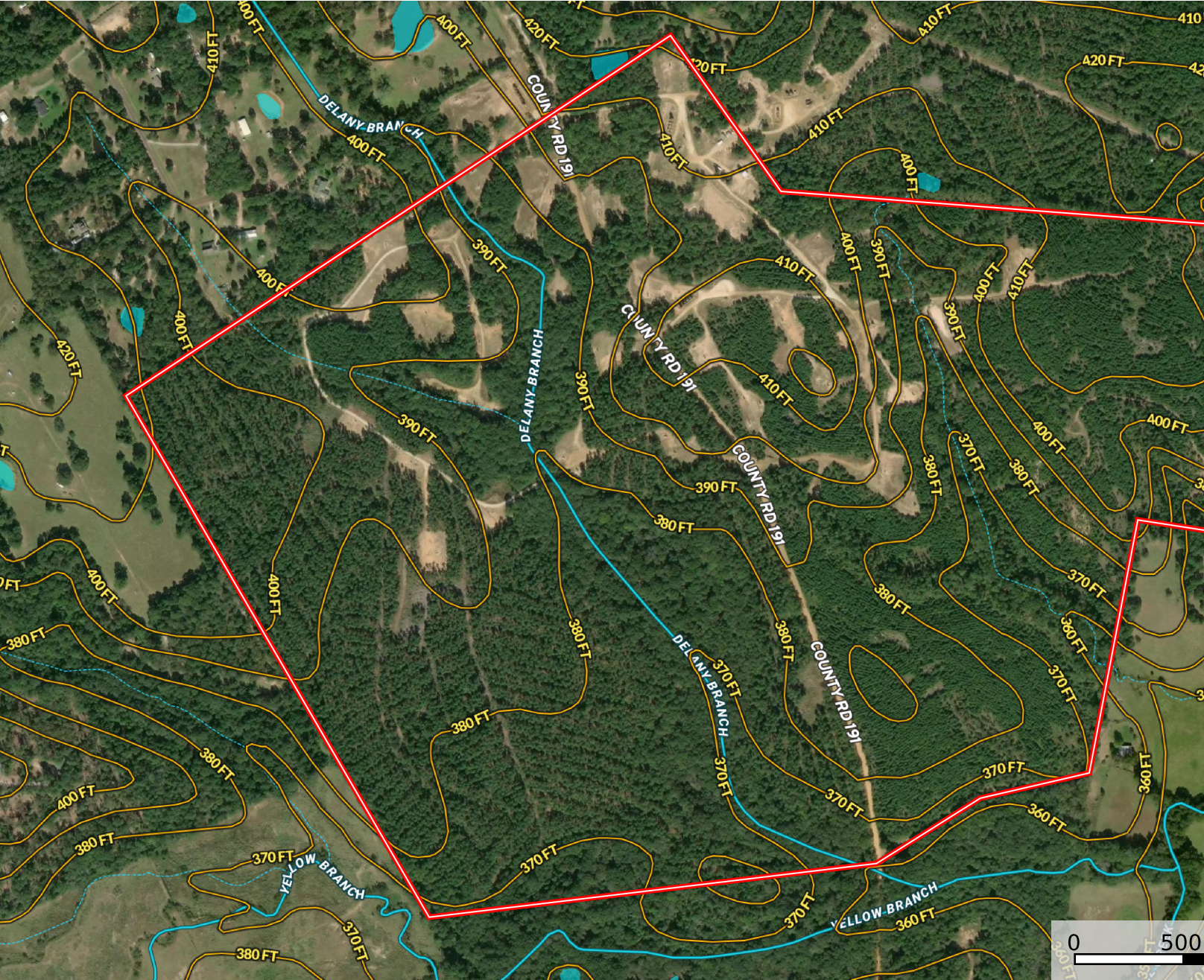
Delany Branch 3423
Anderson County, Texas, 324.4 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

Spencer Burke

Delany Branch 3423
Anderson County, Texas, AC +/-



Spencer Burke