



SOCAGEE CREEK

A secluded recreational forest where flooded river bottoms and upland pine plantations merge located in Panola County, Texas.



***114 Acres
Galloway, Panola County, Texas***

Price: \$400,517

OVERVIEW

Socagee Creek is a historic industry timberland tract being offered for the first time to the general public as a multi-use recreational and timber tract. The property offers planted pine plantations in the upland areas and dropping down to the banks of historic Socagee Creek.

LOCATION

Located along the banks of Socagee Creek, this tract is centrally located between Carthage, TX, and Logansport, LA. The Sabine River courses a couple of miles south as Socagee Creek flows into the larger river. Highway 31, the nearest paved highway, connects Logansport, LA. Logansport, "The Sand Bass Capital of the World," is known for its rich history and recreational opportunities.

ACCESS

The property is accessed through a deeded easement from CR449, off Farm to Market Rd 31. The easement is approximately 2.3 miles and is recorded with the county as an Exhibit B on the Deed or Records.

SITE DESCRIPTION

Flooded timber along Socagee Bayou provides the potential for Arkansas-style duck hunting in East Texas. Socagee Creek is a rare find with creek frontage, hardwood bottoms, planted loblolly pine, and close proximity to the Sabine River and Sabine River Authority Wildlife Management Area.

TIMBER

This historic timberland tract offers 70 acres of fully stocked pine plantation established in 2024. The plantation pine was intensively sight-prepped, planted with second-generation containerized seedlings from the IFCO nursery in DeRidder, LA, and sprayed for herbaceous weed control to minimize competition to the seedlings.



Socagee Creek offers 70 acres of planted pine plantations.



Expansive timberland for miles around.



An internal gravel road provides easy travel through the property.

TIMBER (Cont.)

Approximately 15 acres of mature pine remain, giving the potential for some immediate return on the investment. The creek banks have been protected in Stream Side Management Zones (SMZ), providing wildlife travel corridors and a mosaic canvas of mature natural forests that break up the young plantation pine.

TAXES & TITLE

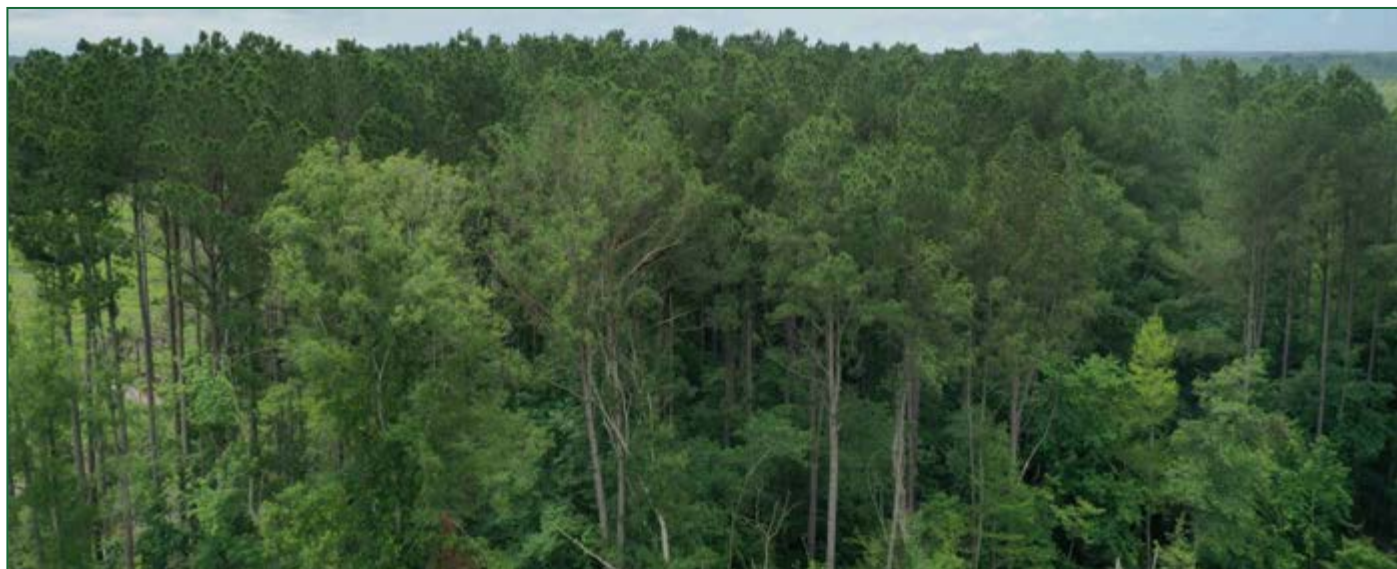
The property currently carries a timber agricultural exemption, keeping annual taxes around \$500 per year. To keep the exemption after property transfer, buyers will need to file a 1-D-1 timber exemption form and a timber management plan with the Panola County CAD. Property deed records can be found in Book Number 246721.



Flooded timber along the creek offers great duck hunting.



Mature pines growing tall in the high site index soil.



The mature pine offers the potential for some immediate return on investment.

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

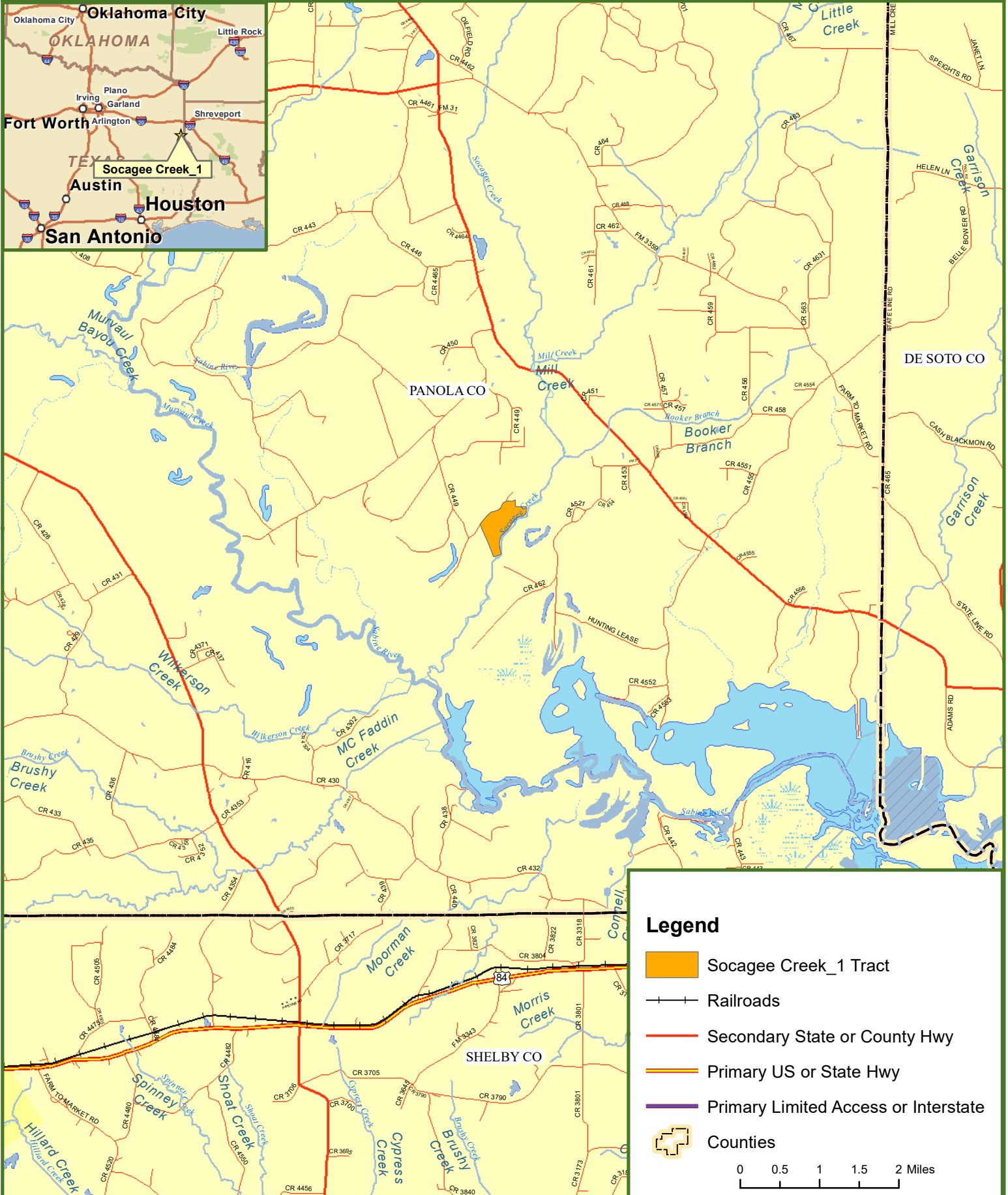


Locus Map

Socagee Creek_1 Tract

Panola County, TX

114.00 ± Acres

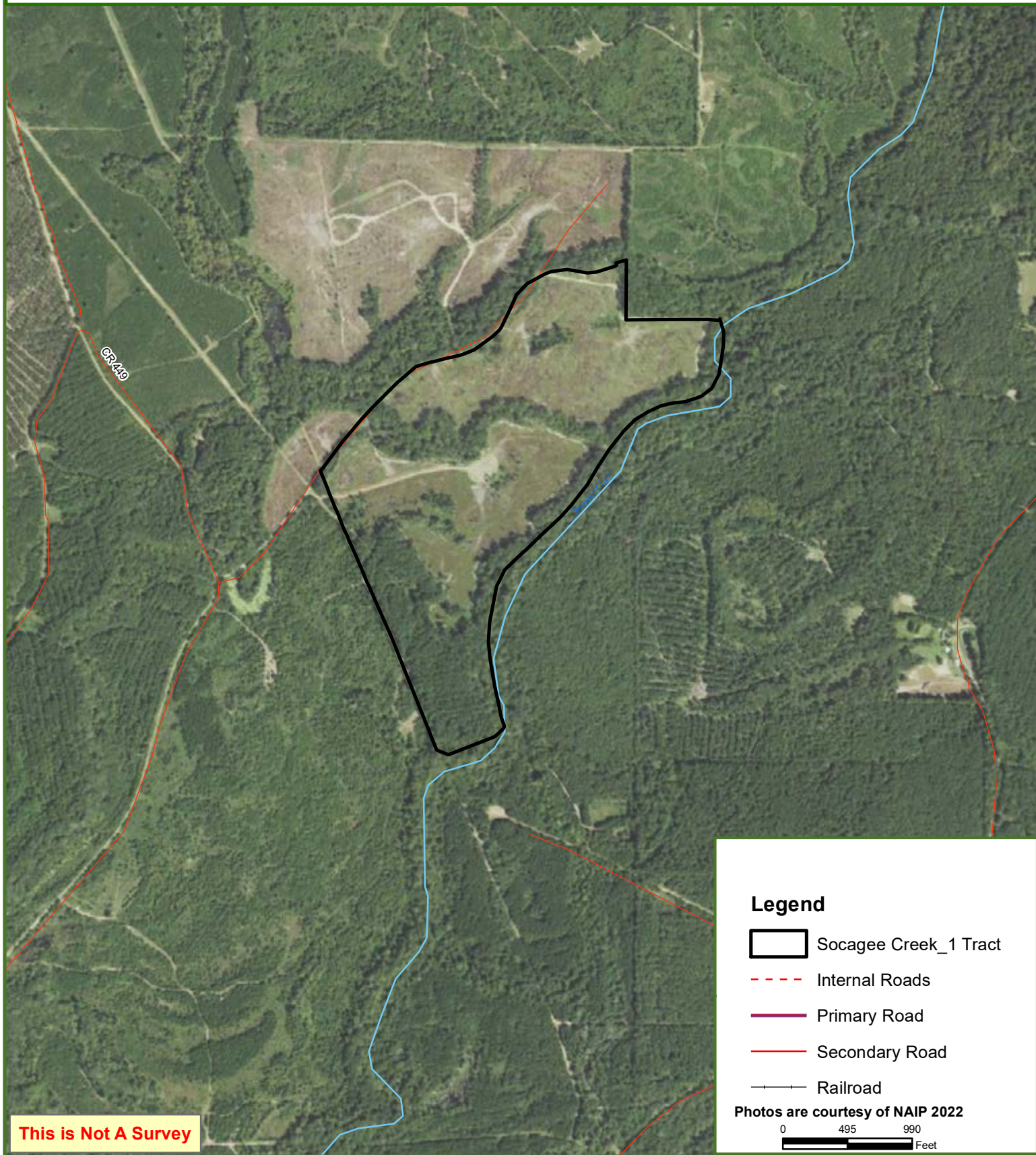




Socagee Creek_1 Tract

Panola County, TX

114.00 ± Acres



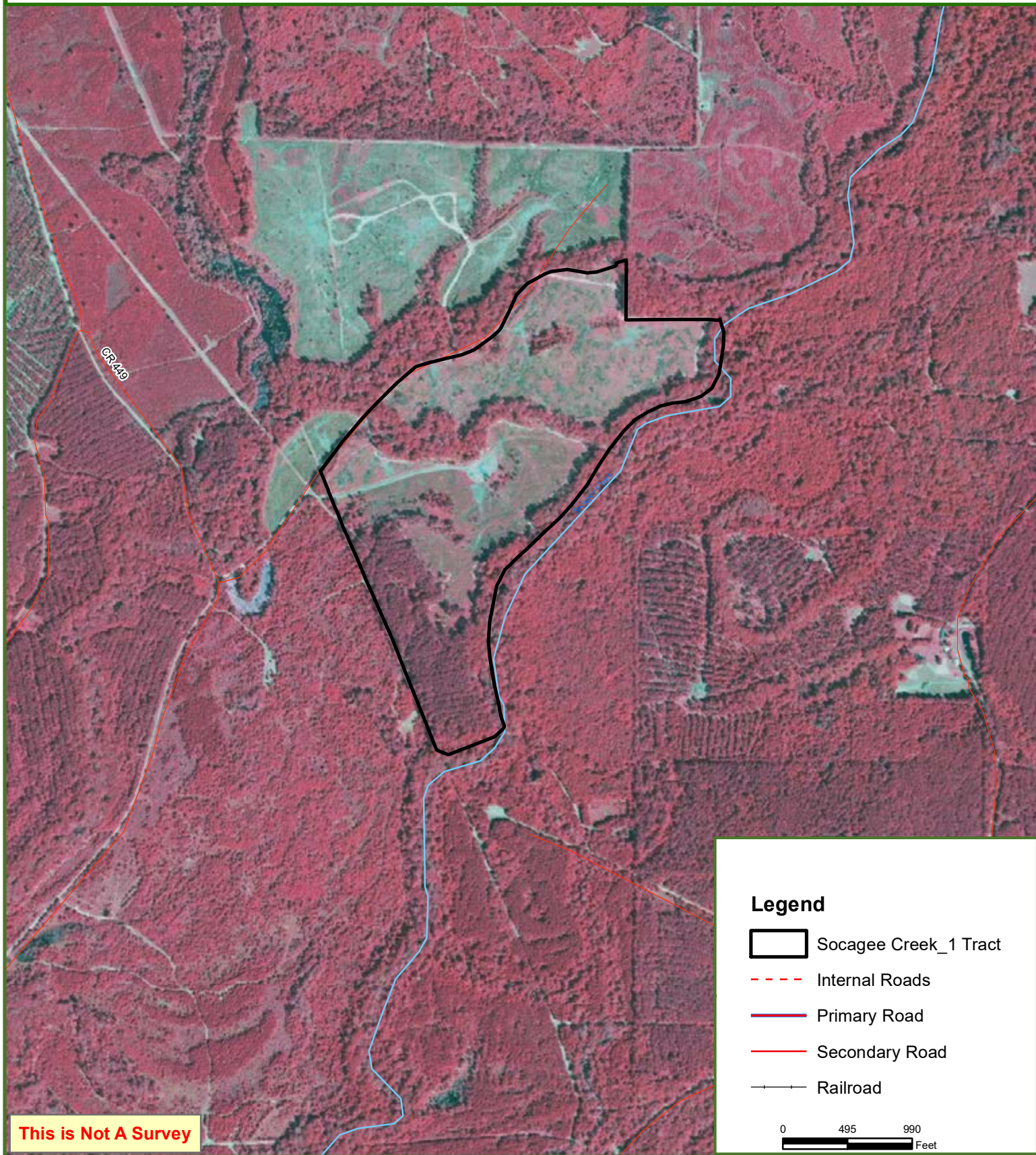
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Socagee Creek_1 Tract

Panola County, TX

114.00 ± Acres



This is Not A Survey

Legend

-  Socagee Creek_1 Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 495 990
Feet

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