

ACE PLANTATION ESTATES

Ace Plantation Estates offers 13 individual tracts for the private landowner desiring their own ranchette style property nestled in the heart of East Texas.



11.5 Acre Tracts
Ace, Polk County, Texas

Price Per Tract: \$88,550

LOCATION

Ace Plantation Estates is a non-platted subdivision offering 13 individual tracts that are 11.5 acre private residential tracts. These tracts have been surveyed and divided out from a large parent timber tract.

The small town of Ace offers a recreational park and playground less than a mile from the subdivision.

Polk County offers fishing and recreational activities along the Trinity River. The Lake Livingston State Park is only a 23-mile drive from the property.

Access to the Greater Houston Area is less than a one-hour commute for those working in Houston but seeking a country living lifestyle.



Ace Plantation Estates offers 13 individual tracts that are 11.5 acres.

ACCESS

Each tract has ample road frontage along either Gibson Road or Tullos Loop Road. Both are county-maintained gravel roads. Paved road access to FM 2610 is at both ends of Tullos Loop Road.

Power is available through Sam Houston Electric at the buyer's expense along Gibson Road.

Directions to the tracts from State HWY 146, turn west on HWY 2610. In 2.8 miles, turn left on Tullos Loop Rd. The property begins at the corner of Tullos Loop Road and Gibson Road.

If coming from HWY 787, turn north on HWY 2610. In 5.2 miles, turn right on Tullos Loop Road. The property begins shortly before Gibson Road.



Ace Plantation Estates are located along Gibson Road.

SITE DESCRIPTION

Sitting between large timbered tracts to the east and west, Ace Plantation Estates provides a quiet setting for a private landowner looking to leave the busy lifestyle of the Houston Area or someone looking for a good investment property they can call their own.

The limited deed restrictions allow for farm and ranch-style living, while the abundant pine trees on the property allow for privacy from all sides.

TIMBER

Ace Plantation Estates consist of primarily 17-year-old pine plantation that has been recently first thinned and well managed. The pine plantation stands will be ready for a commercial second thin within the next five years if kept in timber management program.



Ace Plantation Estates features 17-year-old pine plantations.

TAXES & TITLE

The property is owned by Timbervest Partners III Texas, LLC. The property was recently surveyed and boundary lines between each 11.5 acre tract have been staked. The annual property taxes for 2022 were \$70.86 after Timber Exemptions. Deeded restrictions available upon request.

ALL TRACTS AVAILABLE

Timbervest Partners III Texas, LLC is offering a total of 13 tracts that are 11.5 acres each. Currently, tracts #18 through #30 are available.

| All Tracts Available | | | | |
|----------------------|--------|-----------|-----------|------------|
| Tract | County | Acres +/- | List/Acre | List Price |
| Tract #18 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #19 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #20 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #21 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #22 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #23 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #24 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #25 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #26 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #27 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #28 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #29 | Polk | 11.5 | \$7,700 | \$88,550 |
| Tract #30 | Polk | 11.5 | \$7,700 | \$88,550 |

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.

Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Locus Map

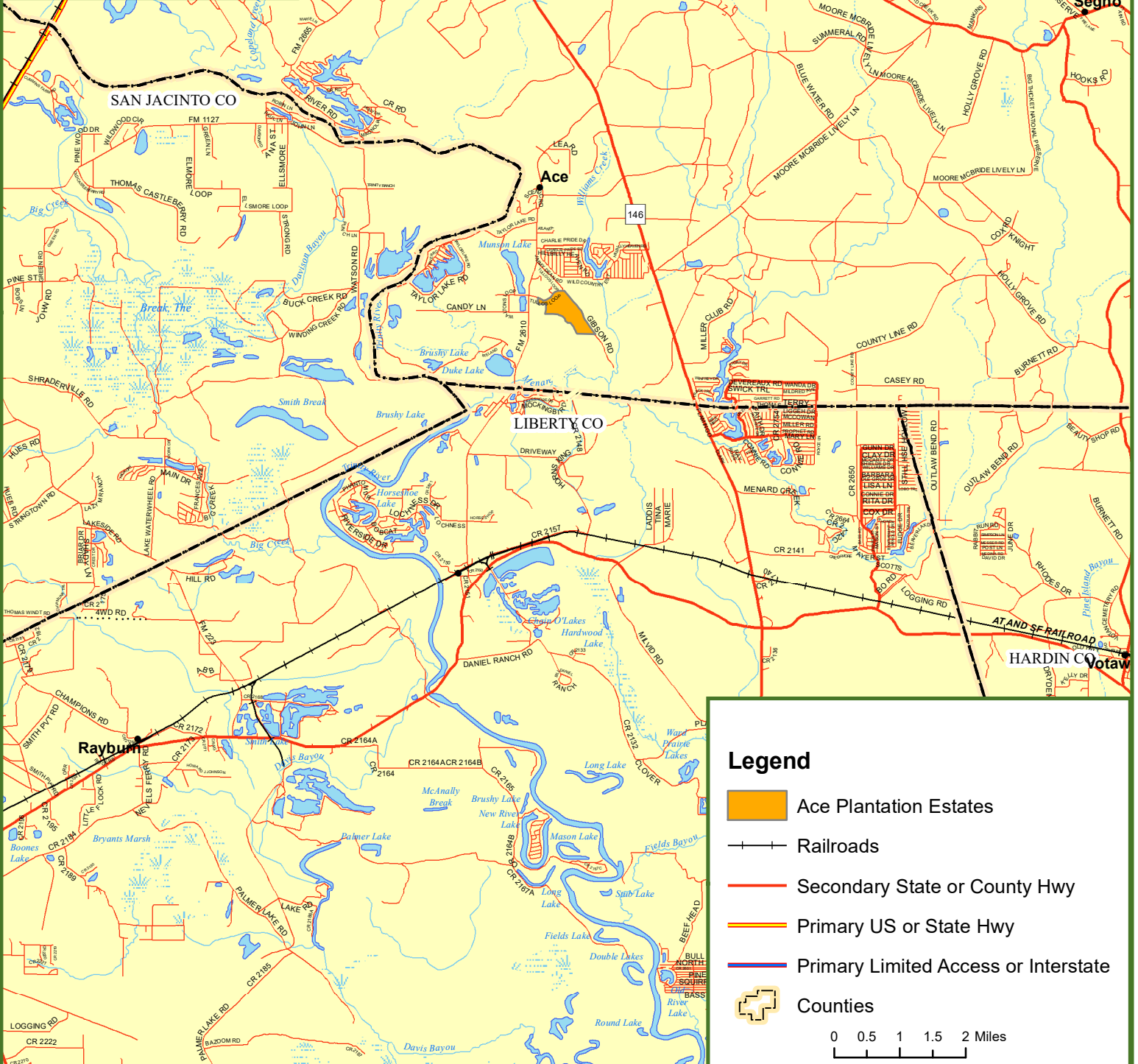
Ace Plantation Estates

Polk County, TX







150 +/- Acres

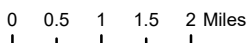


F&W
Forestry



Legend

-  Ace Plantation Estates
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties



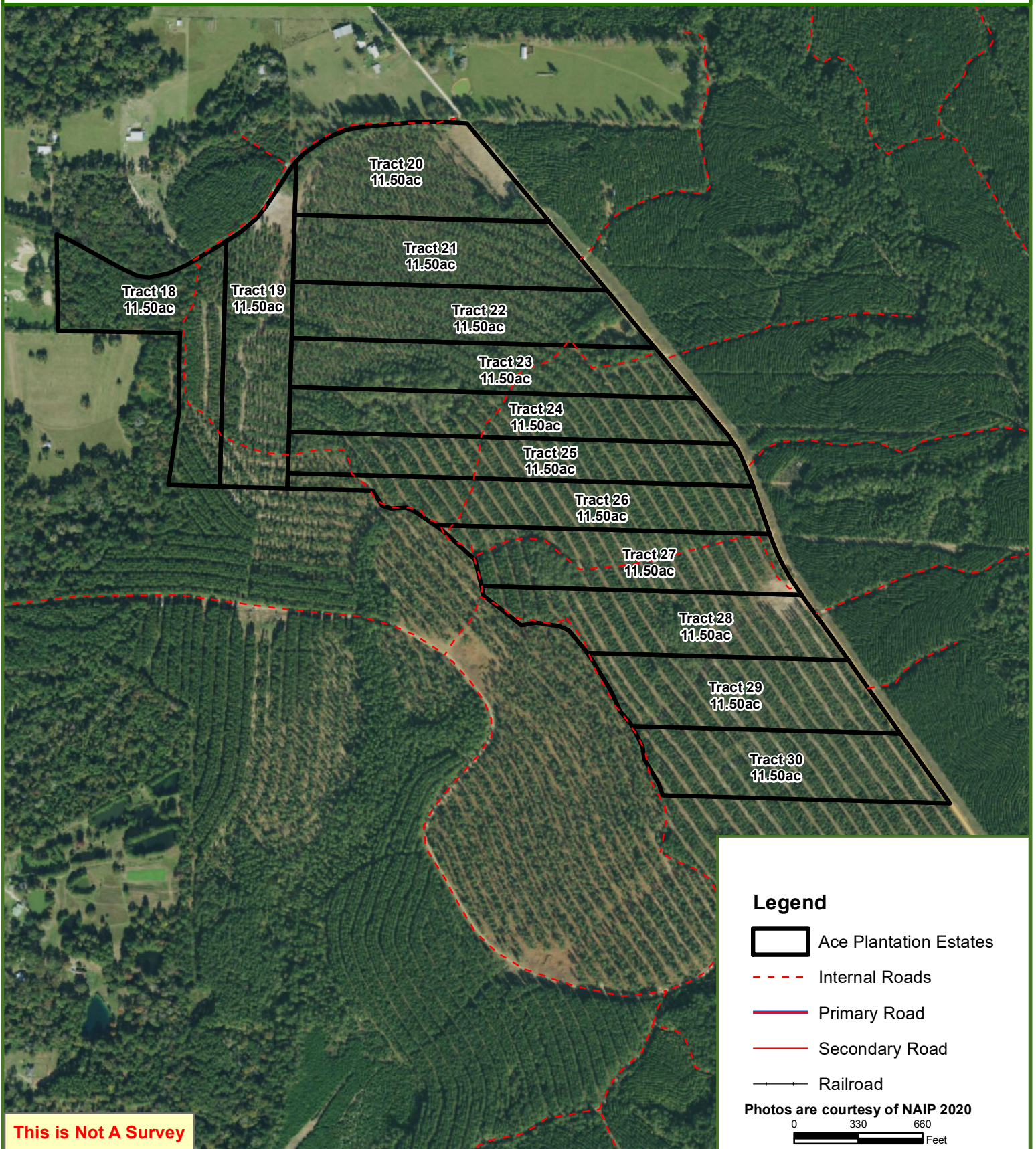


Ace Plantation Estates

150 +/- Acres
Polk County, TX



F&W
Forestry



This is Not A Survey

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.

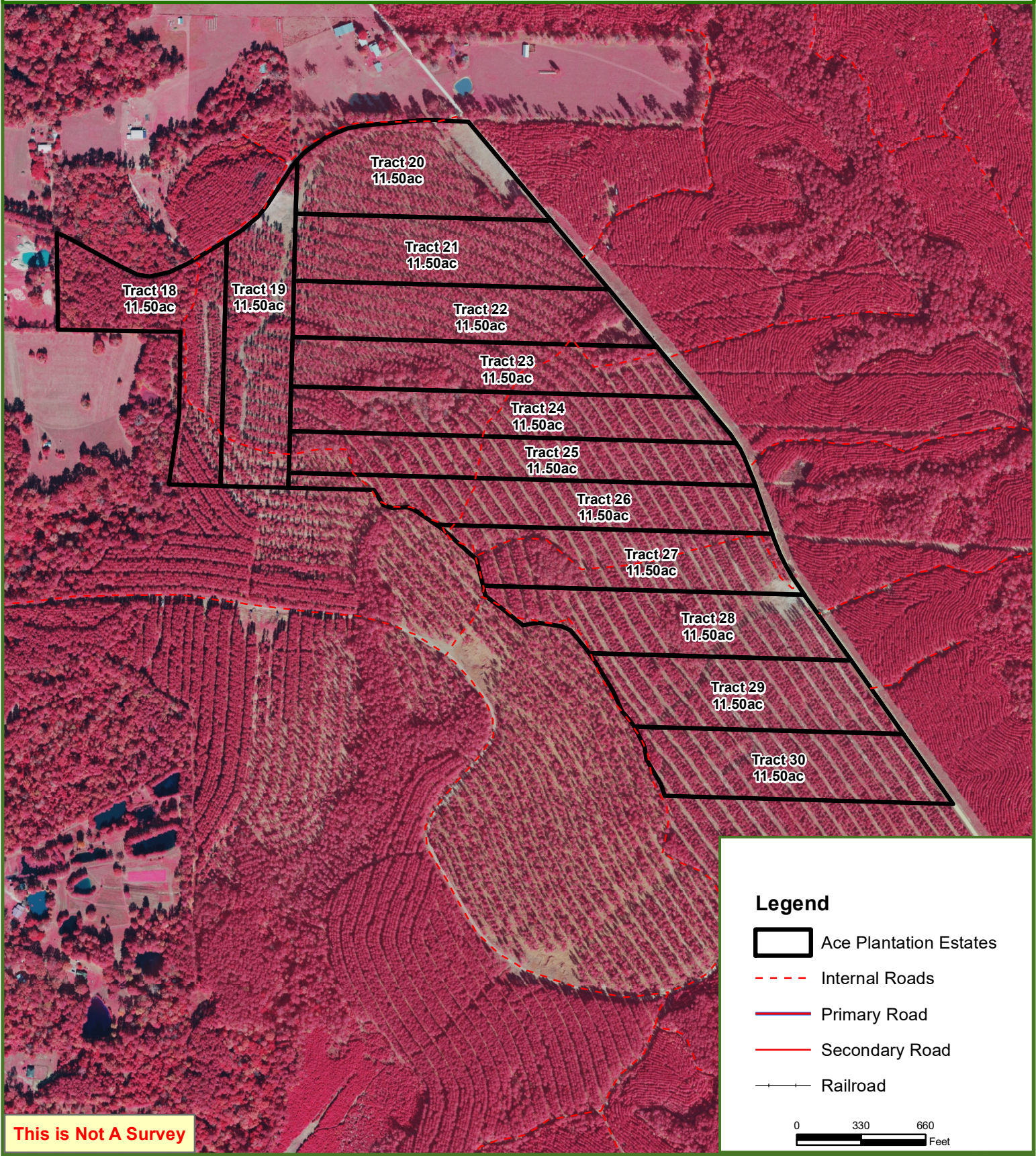


Ace Plantation Estates

150 +/- Acres
Polk County, TX



F&W
Forestry



This is Not A Survey

Legend

-  Ace Plantation Estates
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 330 660
Feet

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.

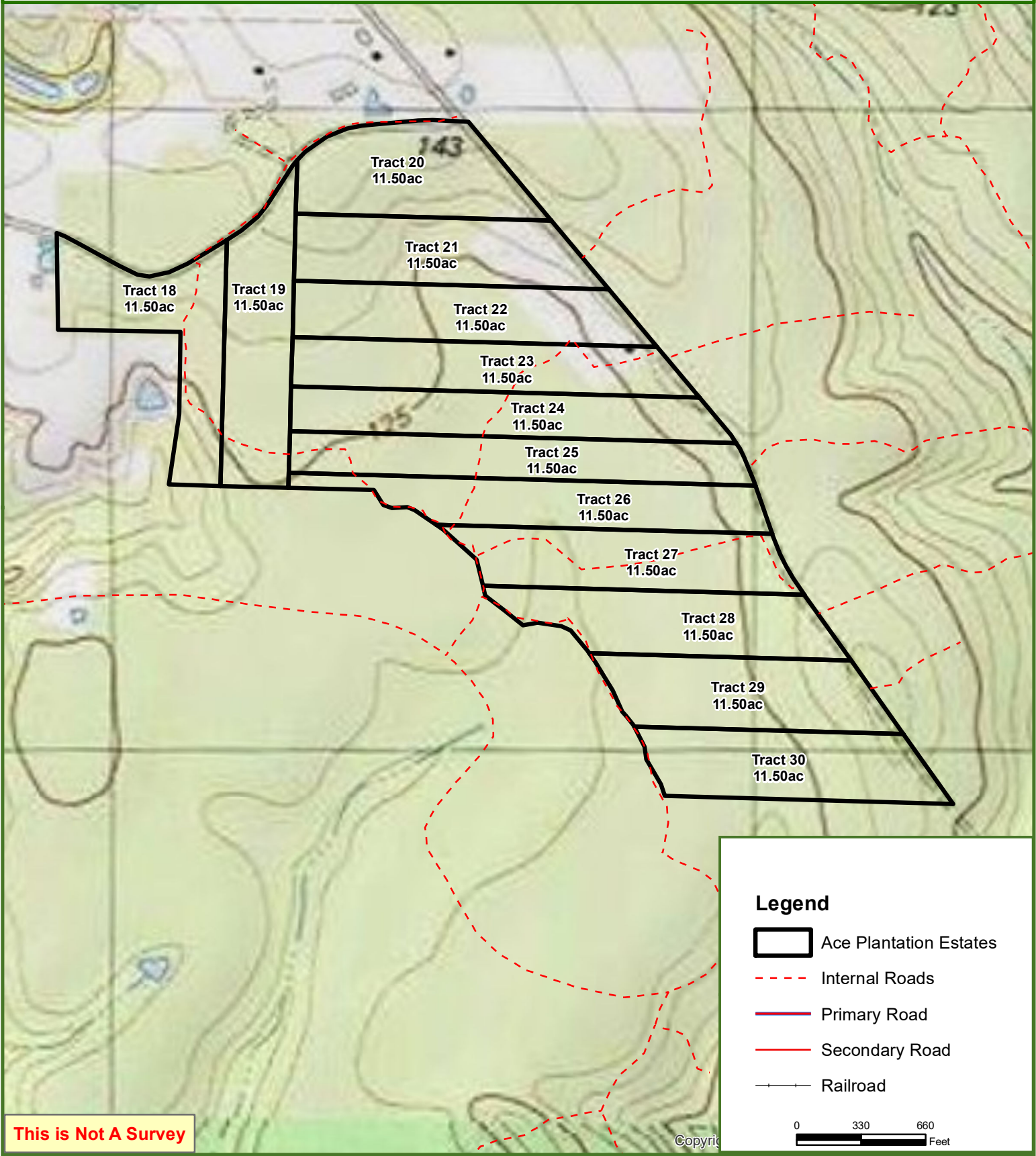


Ace Plantation Estates

150 +/- Acres
Polk County, TX



F&W
Forestry



This is Not A Survey

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.