

ACE PLANTATION ESTATES

Ace Plantation Estates offers 11.5 acre 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: \$69,575

LOCATION

Ace Plantation Estates is a non-platted subdivision offering several 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.



The Ace Plantation Estates tracts are located along Gibson Road.

ACCESS

Each tract has ample road frontage along Gibson Road, a county-maintained gravel/dirt road in the front, and is bordered by Williams Creek in the back. 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. At the corner of Tullos Loop Rd and Gibson Rd, continue straight. The property will be on the left side.

Directions to the tracts from HWY 787, turn north on HWY 2610. In 5.2 miles, turn right on Tullos Loop Rd. At the corner of Tullos Loop Rd and Gibson Rd, continue straight. The property will be on the left side.



Williams Creek creates the east boundary line.

SITE DESCRIPTION

Sitting between large timbered tracts to the east and west, Ace Plantation Estates provides a quiet setting for a private landowner to create a homestead or establish an investment property.

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.

The property is bordered on the east side by Williams Creek, a perennial creek that offers cool flowing water during most times of the year.

TIMBER

Ace Plantation Estates offers timber investment potential if desired. The property consist of a 7-year-old planted pine plantation that is fully stocked and well managed. The pine plantation will be ready for a commercial first thinning in the year 2029 if kept in a timber management program. The streamside management zone (SMZ) along Williams Creek offers a mixture of mature pine and hardwoods.



Ace Plantation Estates offers mature timber along the Williams Creek Streamside Management Zone.

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 has been mulched for tracts 6 through 12 in 2020. Tracts 13 through 16 will be surveyed and mulched in 2021. The annual property taxes for 2020 were \$70.86 after Timber Exemptions. Deeded restrictions available upon request.

ALL TRACTS AVAILABLE

Timbervest Partners III Texas, LLC is offering a total of 11 tracts that are 11.5 acres each. Currently, tracts #6 through #16 are available.

All Tracts Available				
Tract	County	Acres +/-	List/Acre	List Price
Tract #6	Polk	11.5	\$6,050	\$69,575
Tract #7	Polk	11.5	\$6,050	\$69,575
Tract #8	Polk	11.5	\$6,050	\$69,575
Tract #9	Polk	11.5	\$6,050	\$69,575
Tract #10	Polk	11.5	\$6,050	\$69,575
Tract #11	Polk	11.5	\$6,050	\$69,575
Tract #12	Polk	11.5	\$6,050	\$69,575
Tract #13	Polk	11.5	\$6,050	\$69,575
Tract #14	Polk	11.5	\$6,050	\$69,575
Tract #15	Polk	11.5	\$6,050	\$69,575
Tract #16	Polk	11.5	\$6,050	\$69,575

F&W Forestry Services, Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. F&W 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.

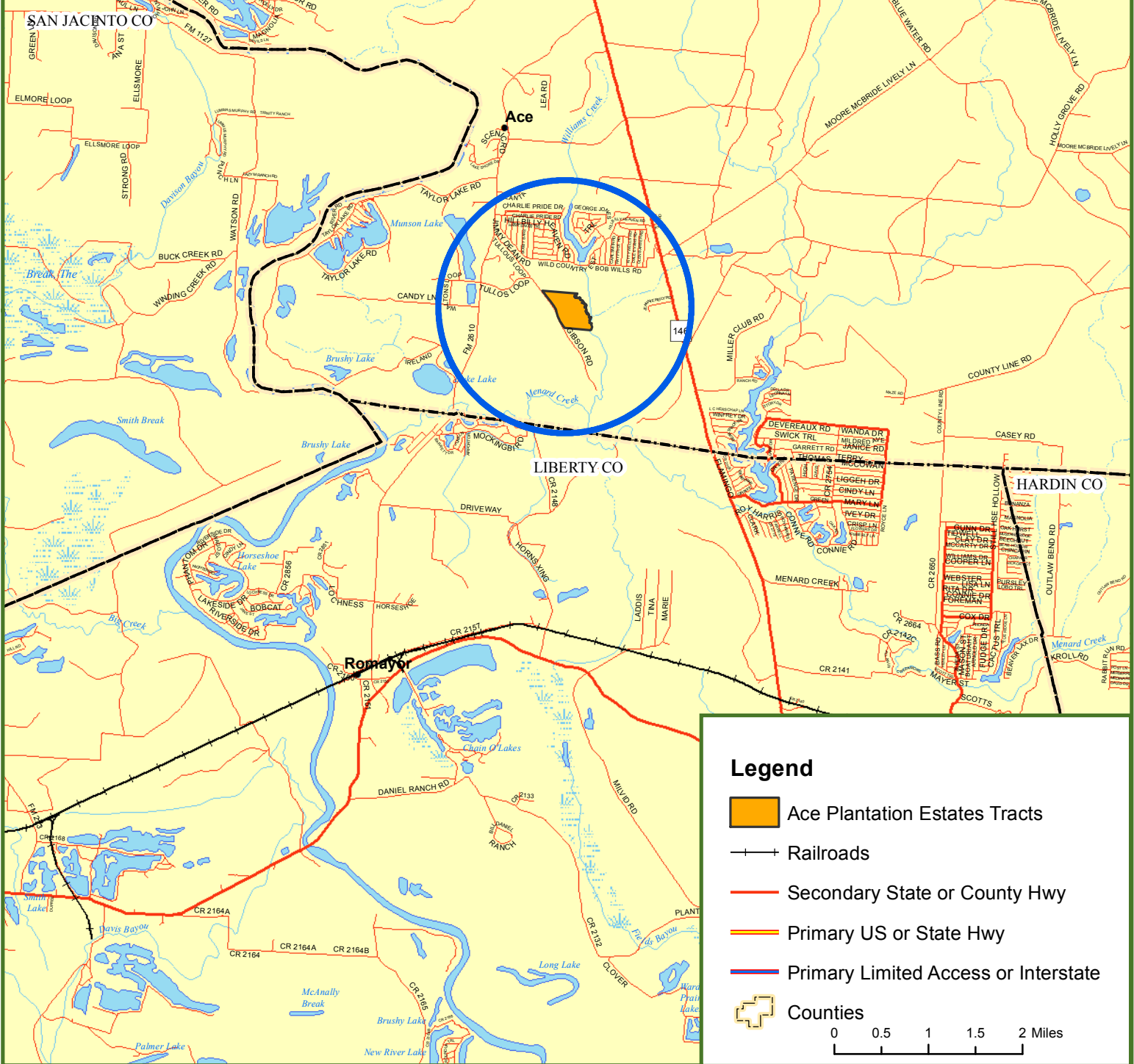


Location Map

Ace Plantation Estate Tracts

Polk County, Texas

126.50 +/- Acres





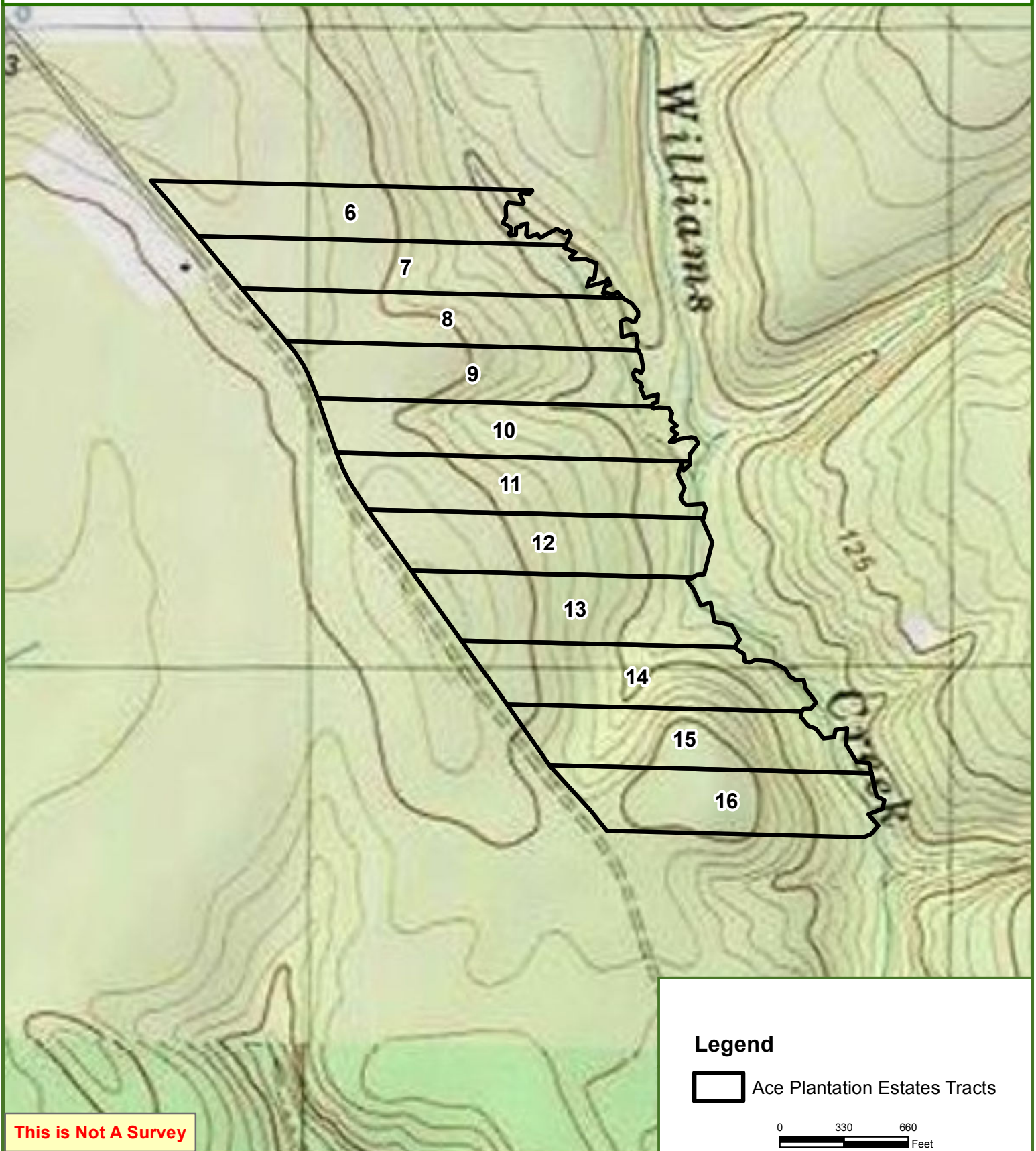
Ace Plantation Estates Tracts

126.50 +/- Acres

Polk County, Texas



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SINCE 1962



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.