

LAND AUCTION

725 AC± | 4 TRACTS | LIBERTY CO, TX

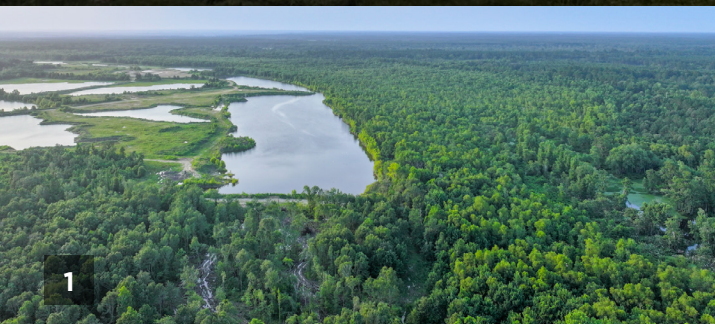


LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com)

AUCTION DATE: 9/16/26 **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: VFW POST 1839
18 COUNTY ROAD 396, CLEVELAND, TX 77328

Encompassing a remarkable combination of merchantable timber, exceptional hunting habitat, extensive road frontage, and unique recreational amenities, the property offers something for every buyer. From cypress-lined duck lakes and productive deer habitat to over 100 acres of surface water, established road systems, and development potential along FM 787 and Milvid Road, each tract stands on its own while together creating an outstanding east Texas investment, recreation, and legacy property.



Tract 1 Description: 145± Acres

A diverse recreational tract featuring over 1,000 feet of Milvid Road frontage, merchantable hardwood timber, and a stunning 10± acre cypress-lined lake that attracts ducks throughout the season. With electricity available at the road, excellent hunting opportunities, and a large portion of the property outside the flood zone, this tract is well-suited for recreation, a future homesite, or long-term investment.



Tract 2 Description: 138± Acres

Offering approximately 1,500 feet of FM 787 frontage, this versatile tract combines merchantable pine and hardwood timber with outstanding deer hunting and proven genetics. Electricity is available at the road, and with portions outside the flood zone, the property is an excellent candidate for recreation, timber investment, or future development.



Tract 3 Description: 378± Acres

A truly unique property with over 600 feet of FM 787 frontage, featuring gated access, miles of established interior roads, electricity, a water well, and more than 100 acres of surface water lakes. Previously permitted as a sand and gravel pit, the tract offers a diverse landscape of timber and open ground and is ideally located adjacent to Artesian Lakes Resort, creating endless recreational, investment, and development possibilities.



Tract 4 Description: 74± Acres

This secluded recreational tract is accessed by a deeded easement from Artesian Avenue and offers over 500 feet of road frontage. Merchantable hardwood timber, pockets of flooded timber that consistently attract ducks, and excellent deer hunting make this an outstanding hunting property, with electricity available at the road for future improvements.

Taxes:	TBD after split
Lease Status:	No leases
Possession:	Immediate possession at closing
Survey Needed?:	No survey needed
Brief Legal:	725.172± acres Liberty Co, TX, Address: Fm 787, Cleveland, TX, 77327; Legal: 000103 J F Derumayor, Tract 445, Acres 725.172 000103-000445-000
PIDs:	30.44845, -94.81175
Lat/Lon:	77327
Zip Code:	

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

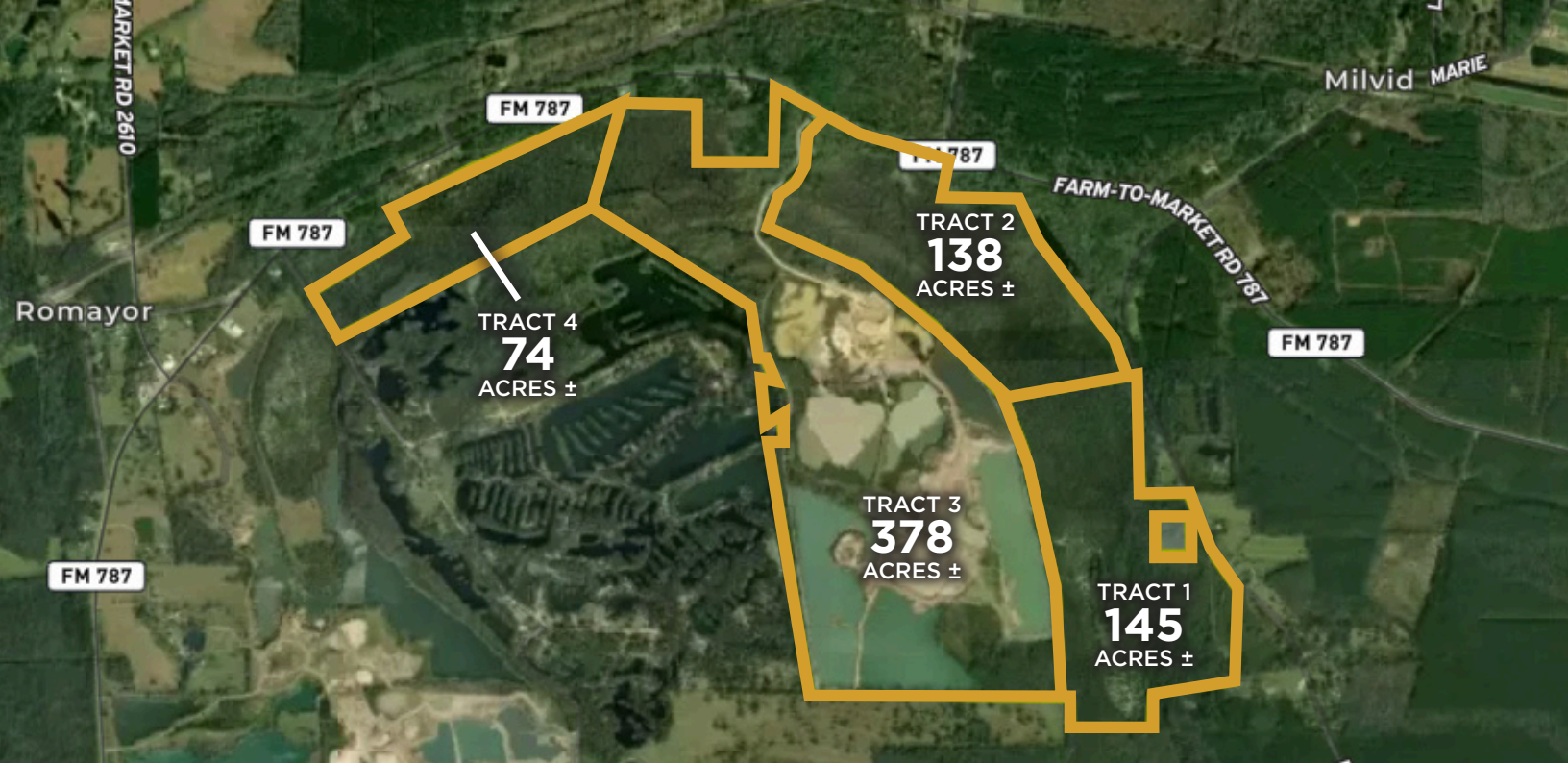
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Ranch & Farm Auctions, LLC - Joey Bellington, Broker | Whitetail Properties Real Estate, LLC - Joey Bellington, Broker | Cody S. Lowderman, Auctioneer, Lic # 16991



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