

ACCOUNT



Parcel ID	61456
Legal Description	J HAMILTON A-273
Additional Legal Information	
Additional Legal Information 2	
Additional Legal Information 3	196.80 ACRES 80 AC IN LEON CO
Geographic ID	00273-00002-01000-000000
Description	Real Estate
Agent	DUCHA - DUCHARME MCMILLEN & ASSOC INC
Category Code	F2 - INDUSTRIAL LAND & IM
Total Acres	109.8200
Larger Tract	147.7400

OWNER



Owner ID	R60075
Name	WAYNE-SANDERSON FARMS LLC
Care of	
Mailing Address	PO BOX 988 LAUREL MS 39441 0988
% Ownership	1.000000
Exemptions	

LOCATION



Location	485 HWY 79 OAKWOOD TX 75855
Neighborhood	OISD
Map ID	B0695

VALUES

VALUES SHOWN ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE BEFORE CERTIFICATION



Improvement Hs	0
Improvement Nhs	0
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	645,696
Market Value	645,696
Land Market Value	0
Ag/Timber Value	0
Market Taxable	645,696
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	645,696

IMPROVEMENT BUILDING



Sequence	Type	Class	Condition	% Good	Year Built	Sqft	Total Value
1	MPBSA	SHEL	NV	0.000	2014	1120	0

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			102.3200	0.00	0.00	0.00	601,599	0
2			7.5000	0.00	0.00	0.00	44,097	0

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
0 1	FREESTONE COUNTY	0.3335000	645,696	636,486
3 4	OAKWOOD ISD	0.8813000	645,696	636,486
6 5	FREESTONE CO INDIGENT	0.0000000	645,696	636,486

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	0	530,405	0	0	530,405	530,405
2024	0	548,292	0	0	548,292	548,292
2023	0	520,468	0	0	520,468	520,468
2022	0	452,284	0	0	452,284	452,284

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
...		...	SANDERSON FARMS INC	SANDERSON FARMS INC	...	...	...

DISCLAIMER : Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.