



CHEROKEE 100 RANCH

398 FM 1911, ALTO, TX 75925

CHEROKEE 100 RANCH is 100 +/- acres offering endless possibilities. With unbeatable privacy, rolling hay pastures, and thick East Texas woods, this property is a blank canvas to build your legacy ranch less than a mile from US-69.

Offered at \$750,000.



PROPERTY FEATURES

- 100 +/- Acres
- Excellent Location – Convenient access from US-69
- City Utilities Available
- 4 Stocks Tanks & Creek Network
- Agricultural Tax Valuation
- Mix of Rolling Pastures & Woods



Sam Puhala

LAND SPECIALIST | WEST POLE PARTNERS

KELLERWILLIAMS
LAND

(832) 284-3166

SAM@GOWESTPOLE.COM

GOWESTPOLE.COM



Tucked away deep in the piney woods of East Texas, Cherokee 100 is located on FM 1911 less than a mile south of Alto, Texas. The ranch offers a stunning mix of improved hay pastures, woods, and low-lying sloughs. With 4 stock tanks, and a vast interconnected network of creeks and streams, this property offers a substantial amount of surface water for either agricultural or recreational use.

With over 2300 feet of paved FM 1911 road frontage and it being less than half a mile from US-69, you will be hard pressed to find another property with comparable access or convenience. This property provides a blank canvas to build your dream hunting, recreational, or agricultural ranch just two and a half hours from both Houston and Dallas. Being only 30 minutes from Lufkin and Nacogdoches, and only 20 minutes from Lake Nacogdoches, amenities are easily within reach.

The northern end of the property falls within Alto city limits, giving the new owner access to city water & sewage. There is an electrical easement on the southeast corner of the property, and a gas meter at the road. There are no restrictions on the property & commercial development is allowed.

This ranch is more than a piece of land; it's an opportunity to build a legacy. Whether you want an East Texas escape from the bustle of a growing city, a place to raise livestock or train horses, a hunting property that can be highly managed, or acreage to build your forever home, Cherokee 100 invites you to build something meaningful in the piney woods.

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