

667 Acres | Timber/Recreation
Off FM 1746
Woodville, TX 77624

\$1,730,865
667± Acres
Tyler County



MORE INFO ONLINE:
www.homelandprop.com

667 Acres | Timber/Recreation
Woodville, TX / Tyler County

SUMMARY

Address

Off FM 1746

City, State Zip

Woodville, TX 77624

County

Tyler County

Type

Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

30.747632 / -94.309675

Acreage

667

Price

\$1,730,865

Property Website

<https://homelandprop.com/property/667-acres-timber-recreation/tyler/texas/71306/>



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PROPERTY DESCRIPTION

Tucked in the heart of Tyler County, Texas, known for great soils and flowering dogwoods. The Theuvenins Creek tract is a beautiful rolling, forested property in managed southern pine plantations ranging in age from 2000 to 2008-09, interspersed with mixed pine/hardwood SMZ's (Stream Side Management Zones). 100-foot elevation change from north to south and bisected by Theuvenins Creek. Lake sites. Accessed by deeded easement for privacy/seclusion/recreation. Competitively priced. Excellent wildlife and hunting!

The subject property has undergone a 5th row, 1st thinning for the 2008/2009 stands, removing ~ 30% of the volumes for managerial future timber growth. ~70-foot basal area remains and ~ 50 tons/acre. High site index! ~\$890/Acre in Timber Value.

Utilities: NA, Go Solar



MORE INFO ONLINE:

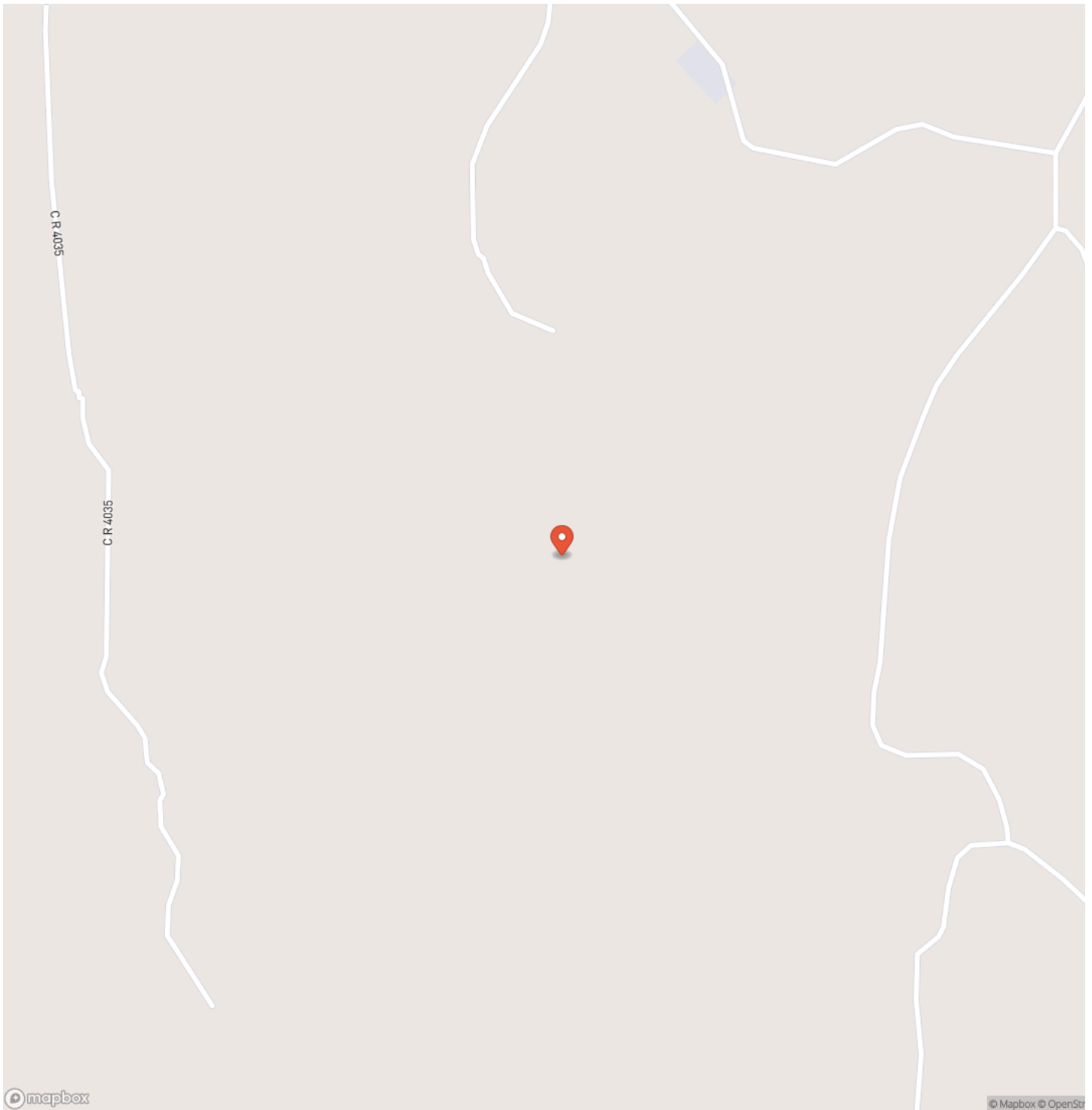
www.homelandprop.com

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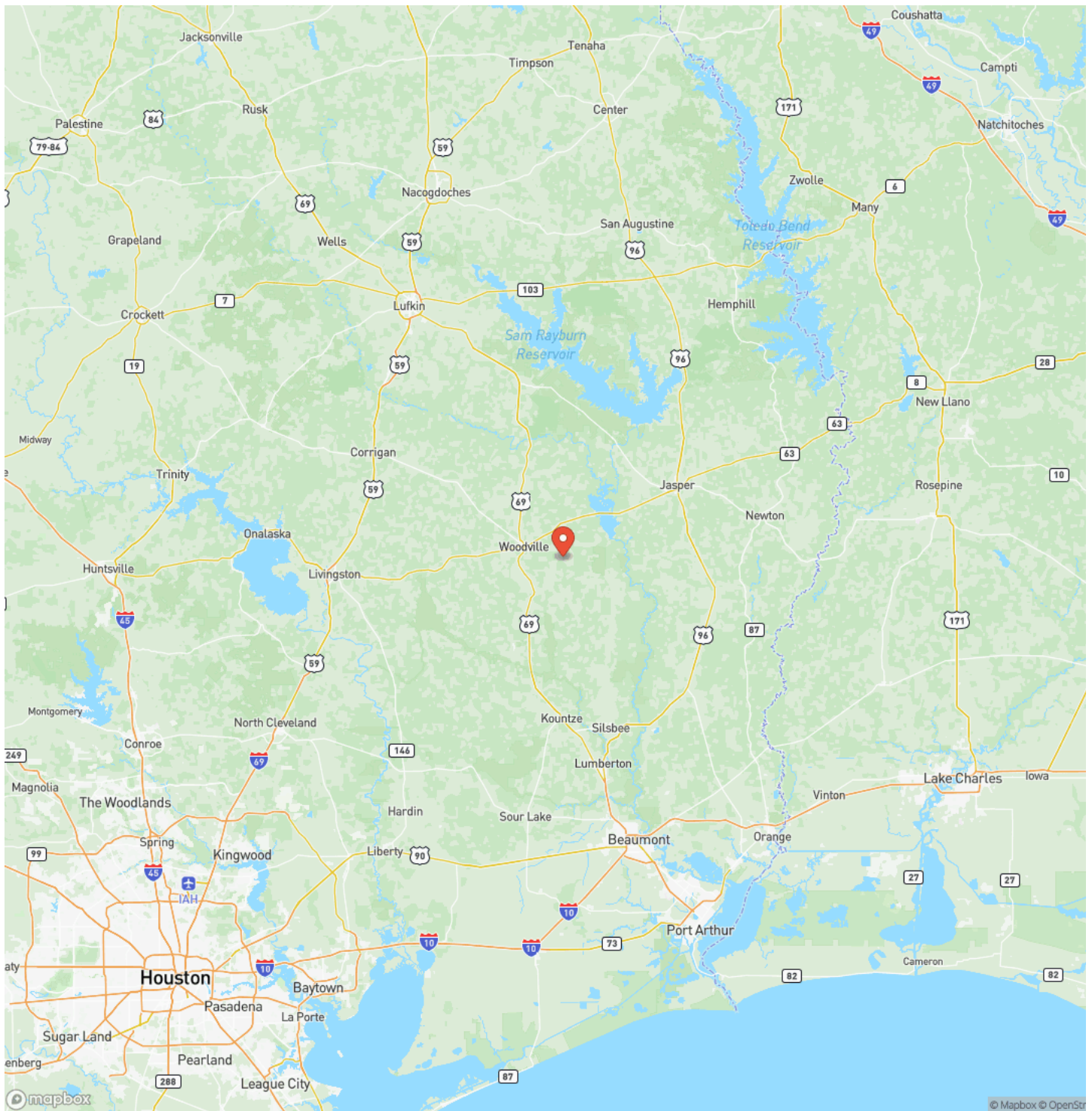


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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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