

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

\$1,784,225
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

\$1,784,225

Property Website

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



MORE INFO ONLINE:
www.homelandprop.com

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

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



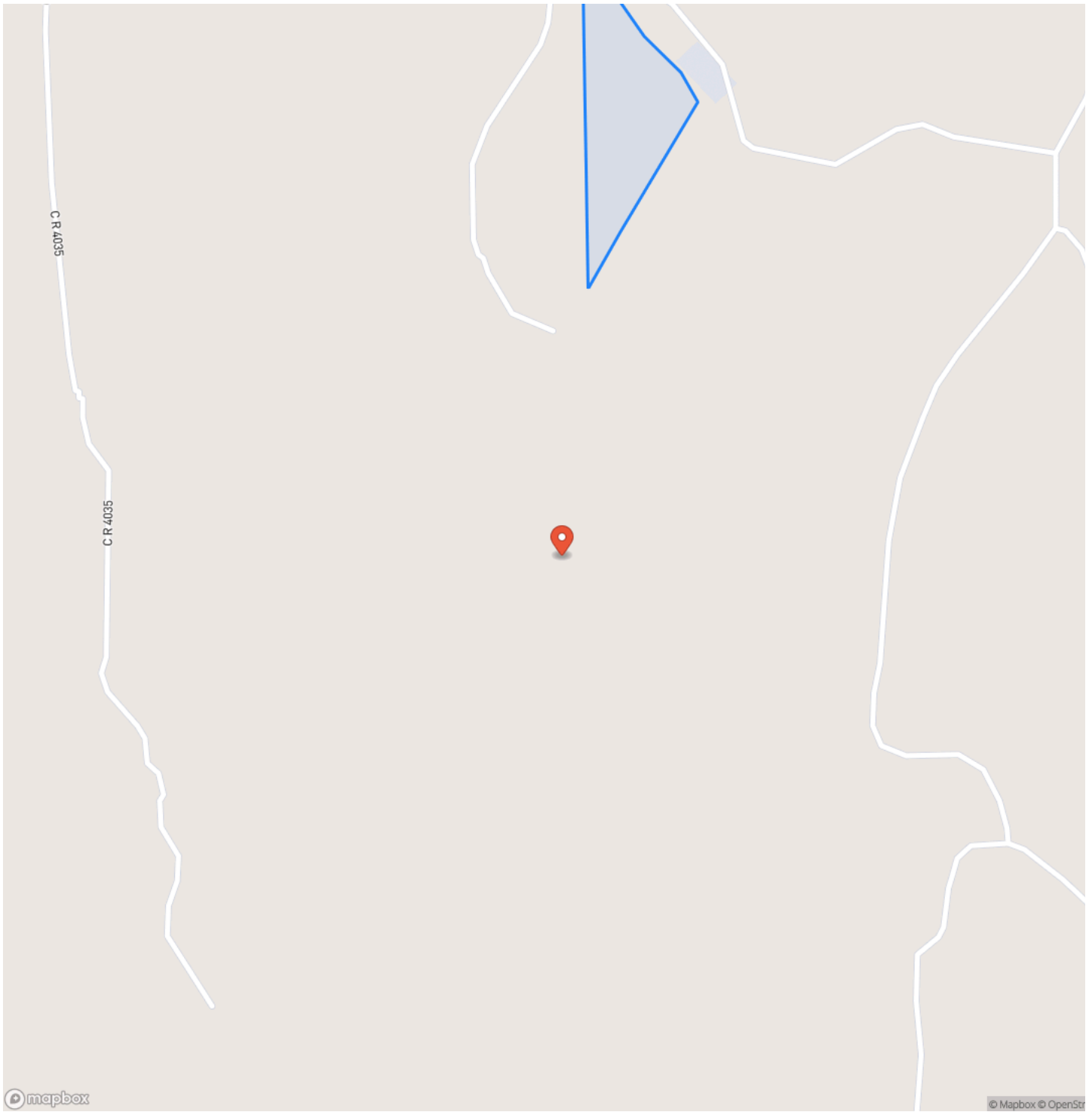
MORE INFO ONLINE:
www.homelandprop.com

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

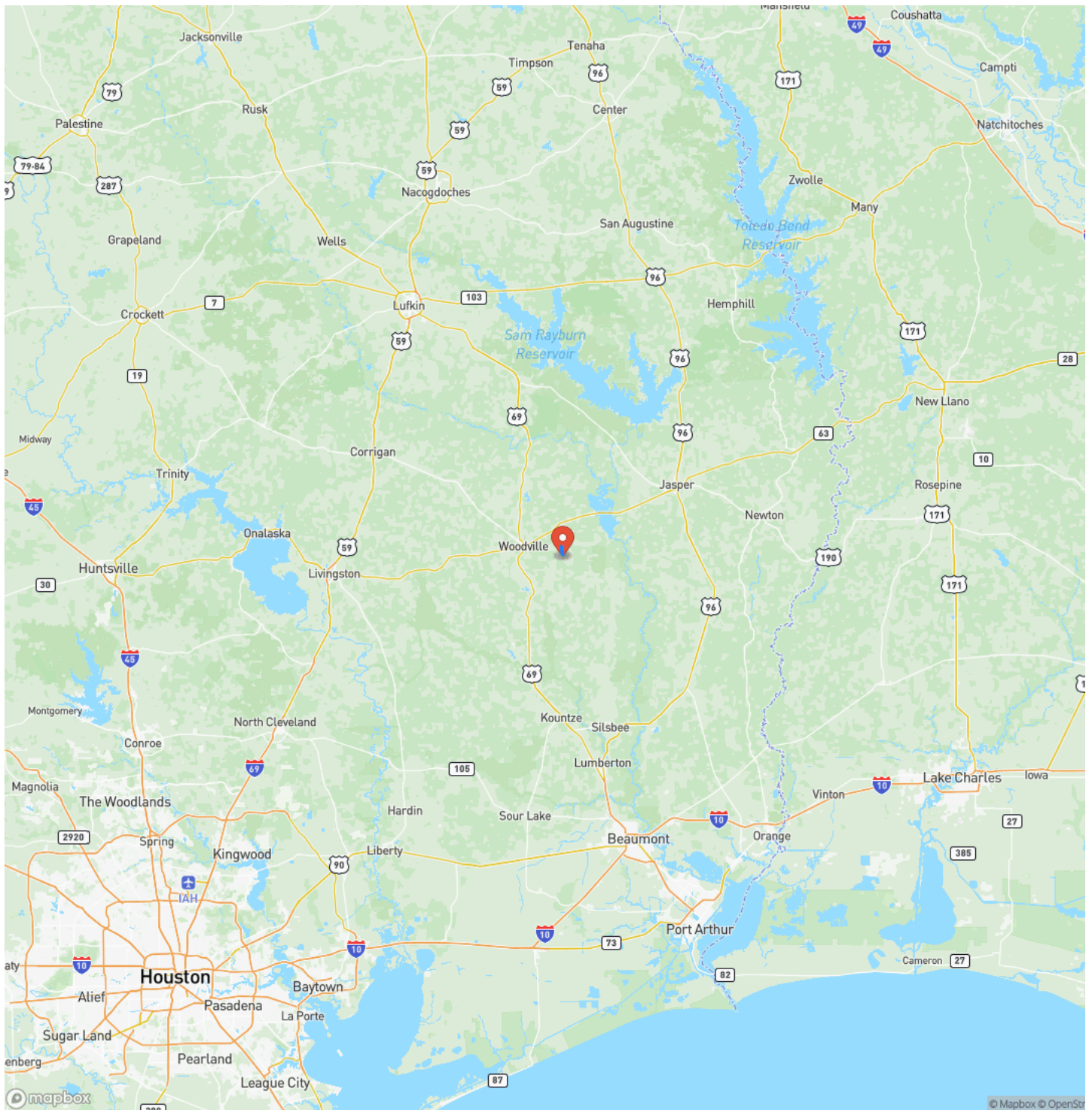


MORE INFO ONLINE:
www.homelandprop.com

Locator Map



Locator Map



Satellite Map



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

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com