

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

\$1,730,865
667± Acres
Tyler County



**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/>



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.

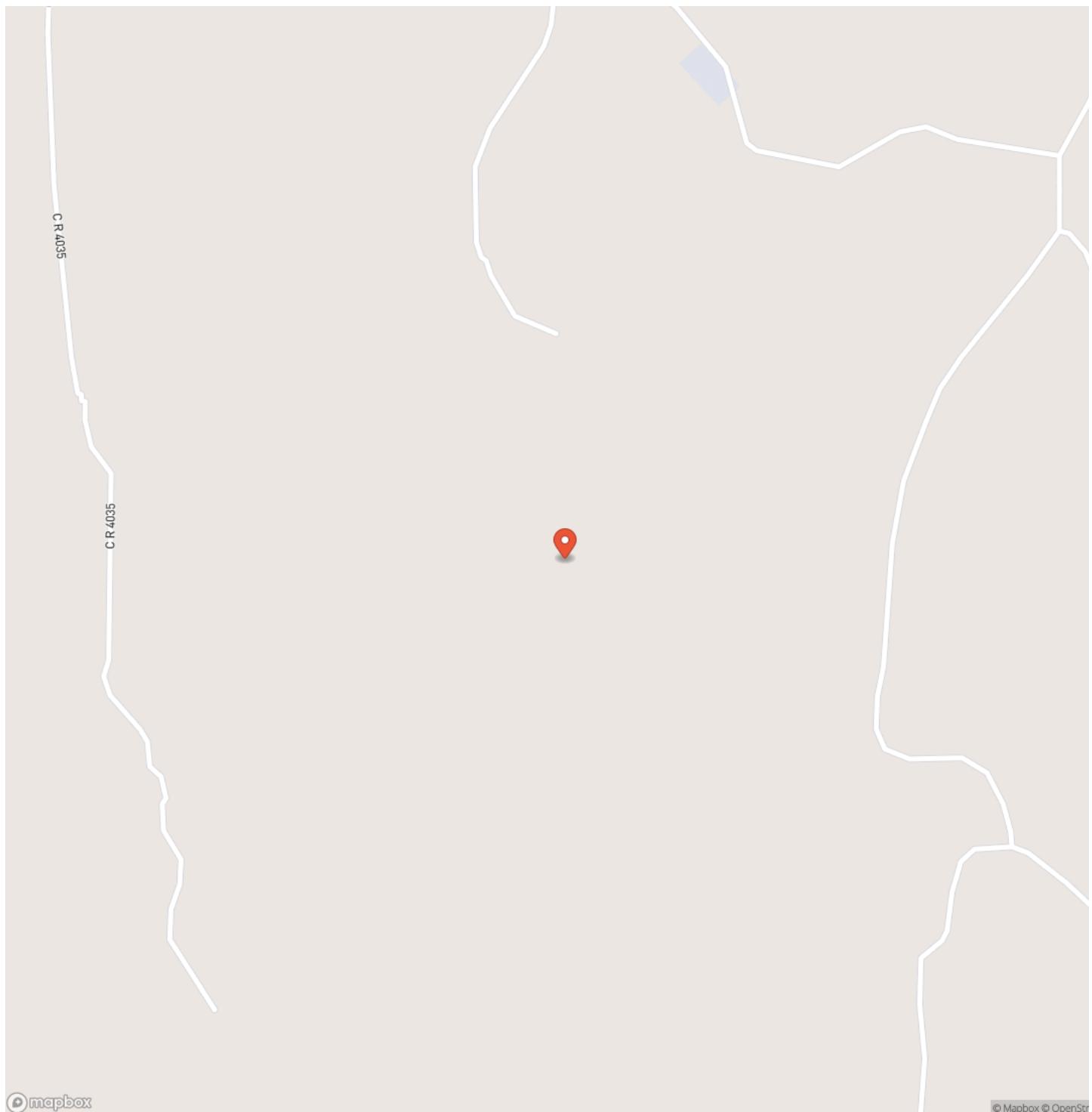
Utilities: NA, Go Solar

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Locator Map



© mapbox

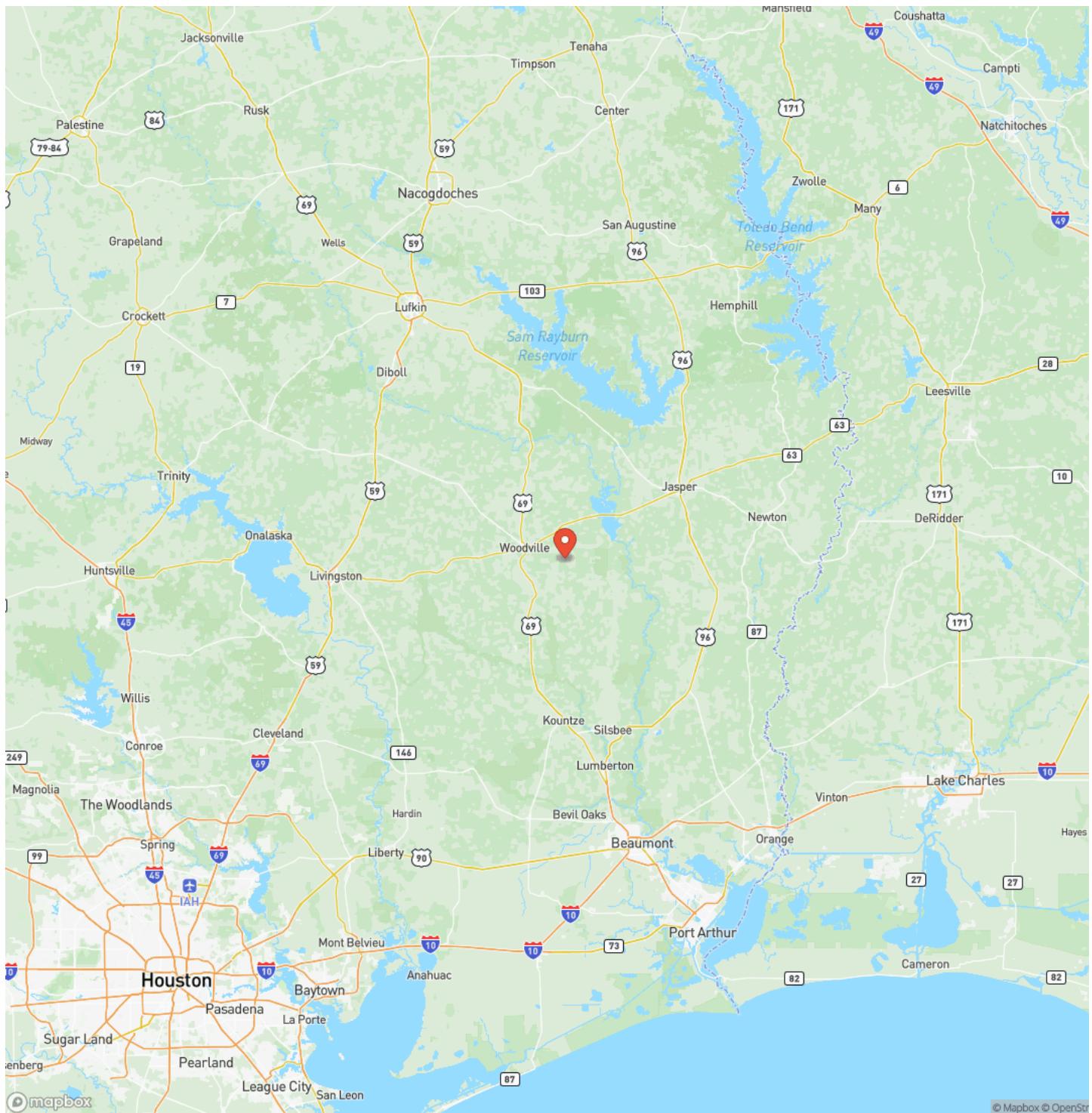
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MORE INFO ONLINE:

www.homelandprop.com

Locator Map



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Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

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Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field. Access by Easement. See Documents herein.

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