

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:

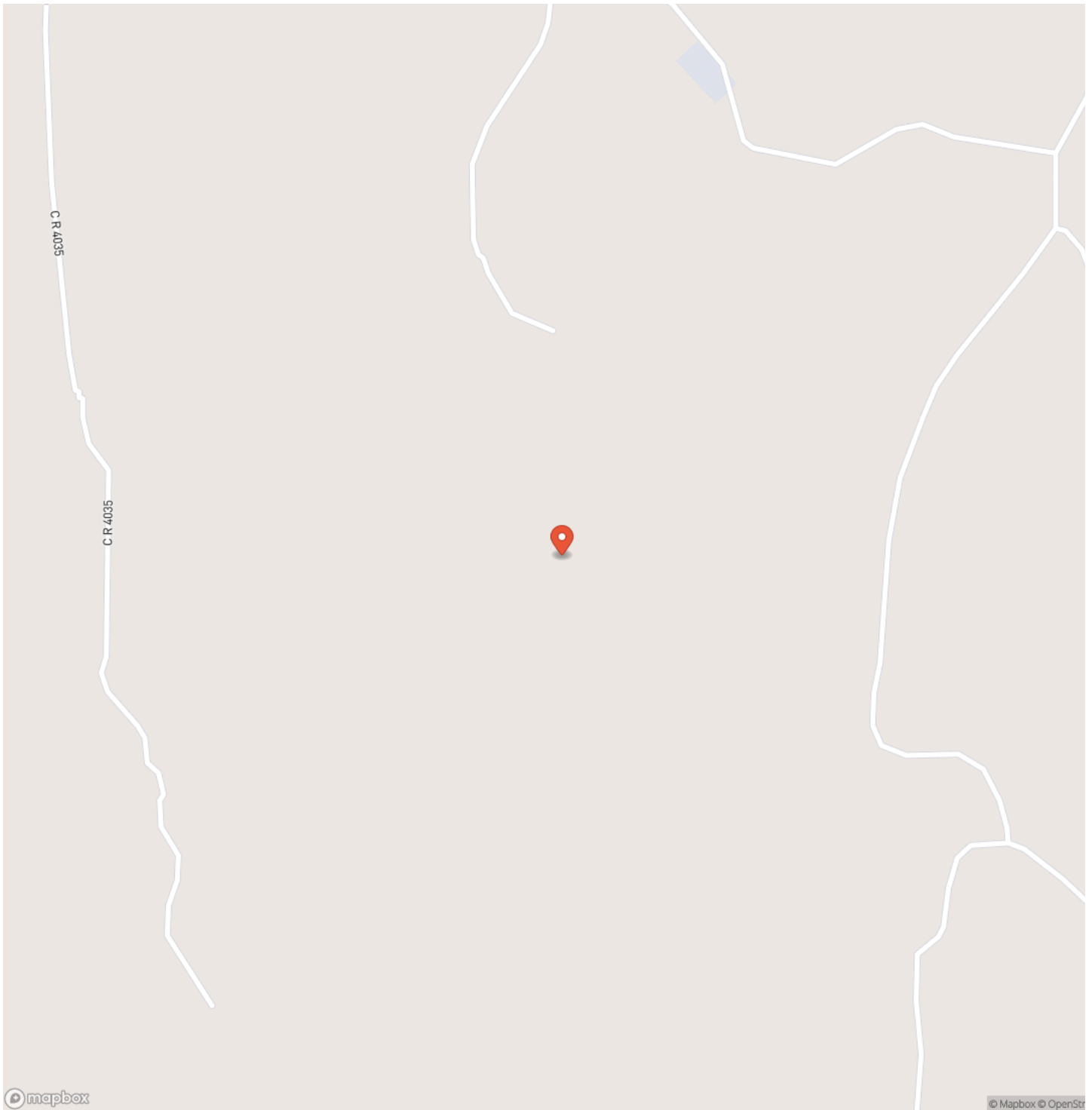
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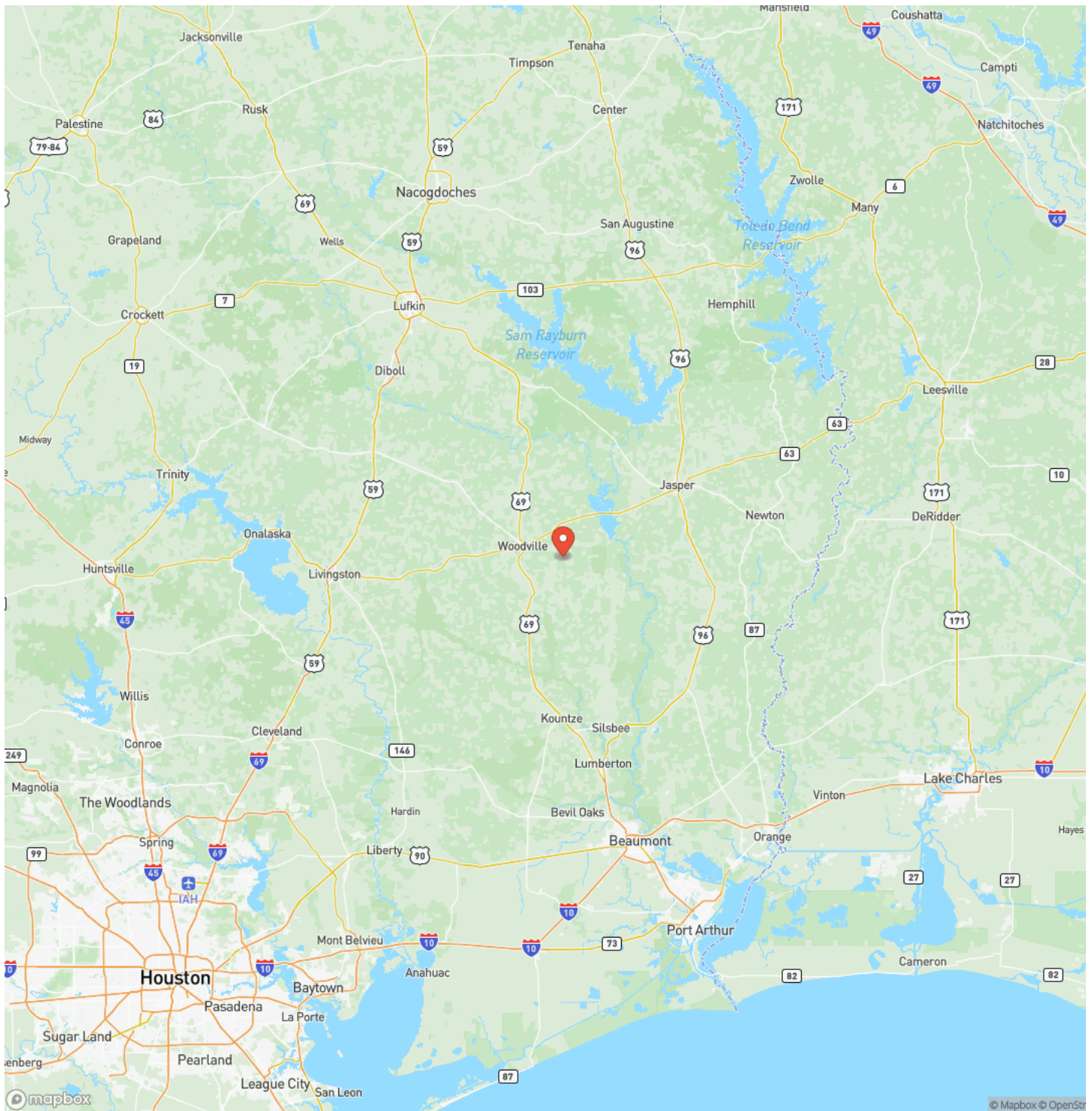


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Locator Map



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

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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