

**1,726 Acres | Neches River Front**  
Off County Road 2925  
Alto, TX 75844

**\$5,609,500**  
1,726± Acres  
Cherokee County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**1,726 Acres | Neches River Front**  
**Alto, TX / Cherokee County**

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**SUMMARY**

**Address**

Off County Road 2925

**City, State Zip**

Alto, TX 75844

**County**

Cherokee County

**Type**

Undeveloped Land, Hunting Land, Riverfront, Timberland

**Latitude / Longitude**

31.581236 / -95.244527

**Acreage**

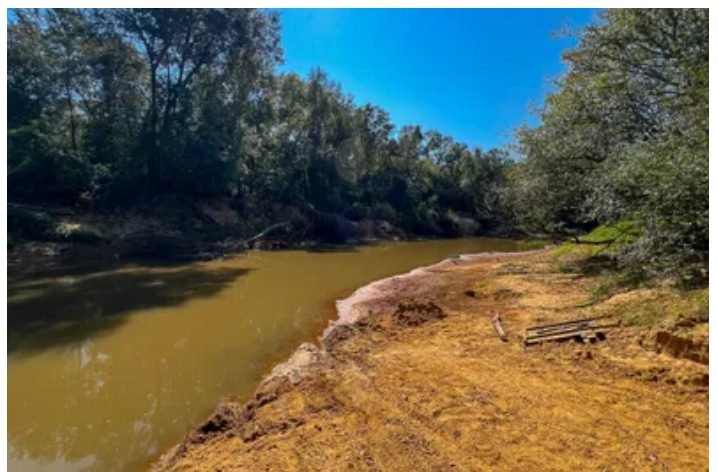
1,726

**Price**

\$5,609,500

**Property Website**

<https://homelandprop.com/property/1-726-acres-neches-river-front-cherokee-texas/74384/>



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**PROPERTY DESCRIPTION**

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**NECHES RIVER REC RANCH ! Conservation, preservation, sanctuary, estuary ! Sustainably wooded in pre-merch pine plantations, native mixed pine/hardwoods along the Neches River. Mature pine plantation at NW area of the tract. Conservation Easement in place along the Neches River (see survey herein). This tract is a wildlife sanctuary and bird estuary. Excellent for hunting, fishing, and outdoor recreation. Good internal road system. Sandy to loamy type soils. Secluded and private ! Recorded/deeded access easement ! A rare find where the Neches River runs east/west. Almost 4 miles of Neches River frontage with several natural oxbow type lakes/ponds. Historically part of the "Coon Pond Hunting Club," bordered by large timberland ownership.**

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School District: Alto ISD



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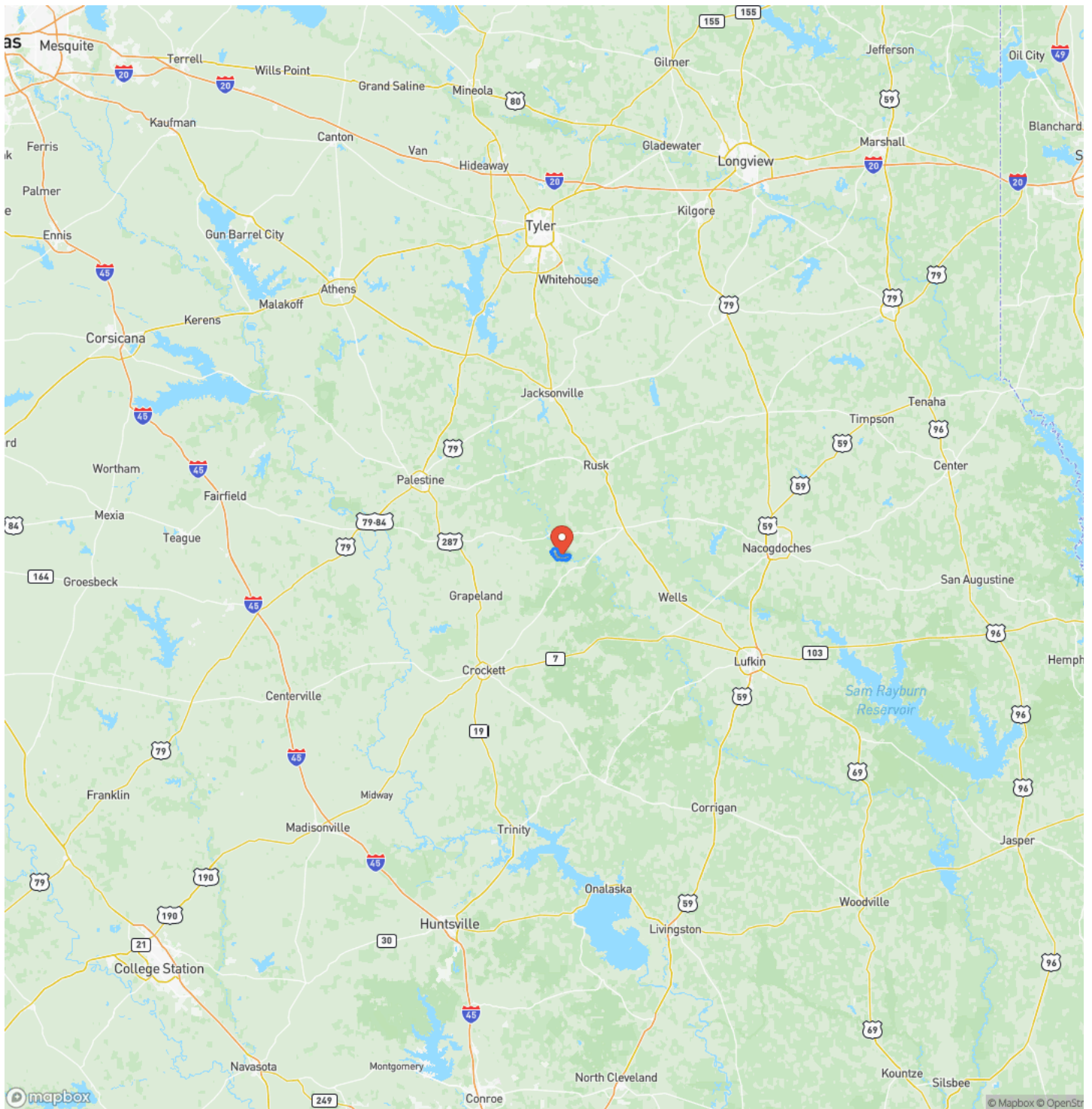
## Locator Map





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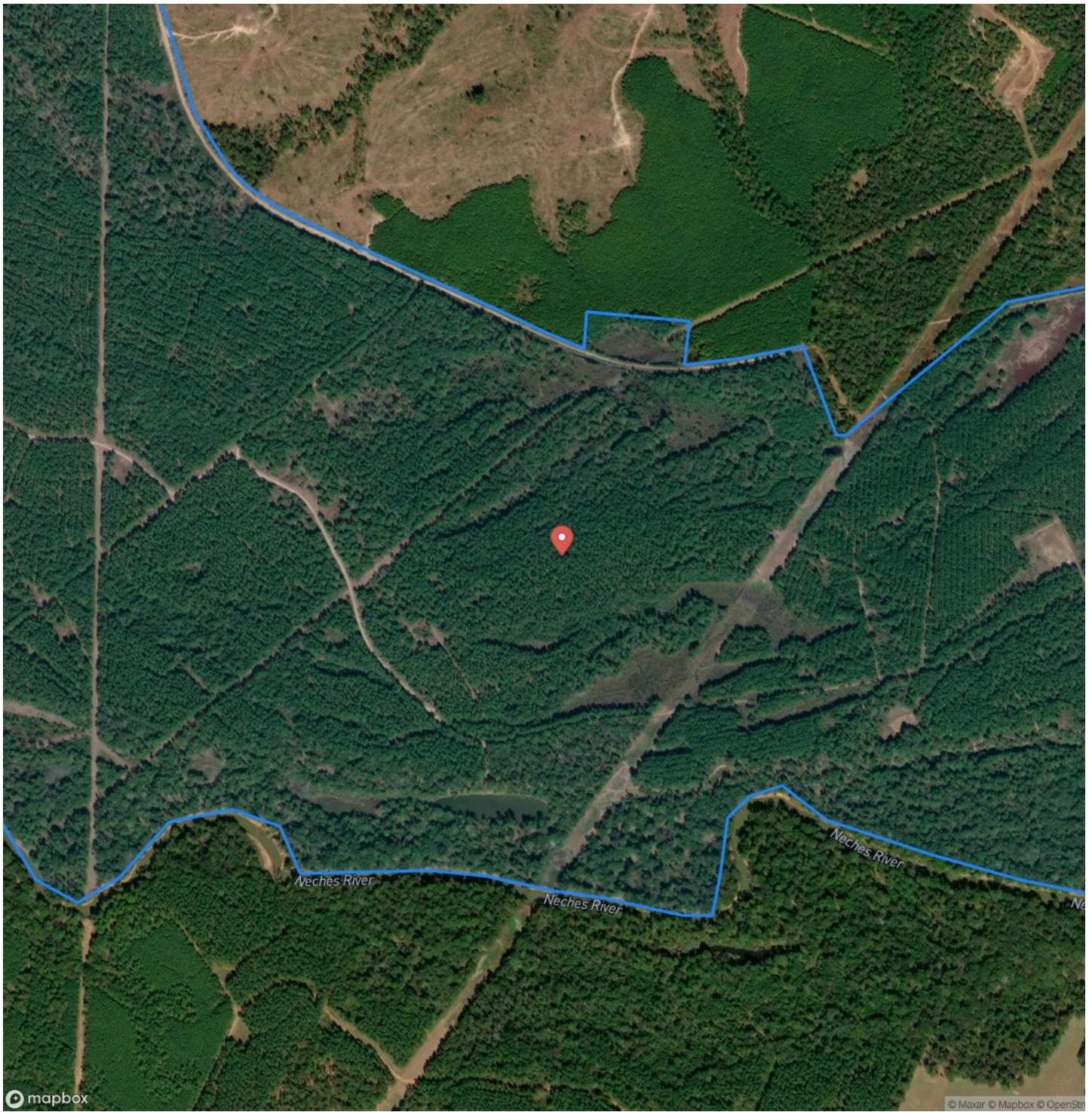
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## Satellite Map



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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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## **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.



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**HomeLand Properties, Inc.**  
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