

5 Acres | T-4 | Highway 103  
Highway 103  
San Augustine, TX 75972

**\$82,475**  
5± Acres  
San Augustine County



**5 Acres | T-4 | Highway 103**  
**San Augustine, TX / San Augustine County**

**SUMMARY**

**Address**

Highway 103

**City, State Zip**

San Augustine, TX 75972

**County**

San Augustine County

**Type**

Undeveloped Land, Recreational Land, Farms

**Latitude / Longitude**

31.384141014 / -94.3142955148

**Acreage**

5

**Price**

\$82,475

**Property Website**

<https://homelandprop.com/property/5-acres-t-4-highway-103-san-augustine-texas/74357/>



**PROPERTY DESCRIPTION**

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Rayburn Farms provides a unique opportunity to own rural acreage near Sam Rayburn with excellent paved road frontage access! The lake is just around the corner with several public boat ramps nearby, including McAllister Park and Townsend Park. Take your pick from 1, 4.5, 5, or 5.7 Acres! The 1 acre parcel is fully wooded with towering pines and hardwoods while the larger parcels are partially open with scattered hardwoods. Excellent properties for homesite or weekend cabin with electricity readily available! Live the slow, quiet, and peaceful East Texas lifestyle with lake style living at your back doorstep.

See more about Sam Rayburn Reservoir [here!](#)

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**Utilities:** Electricity Available

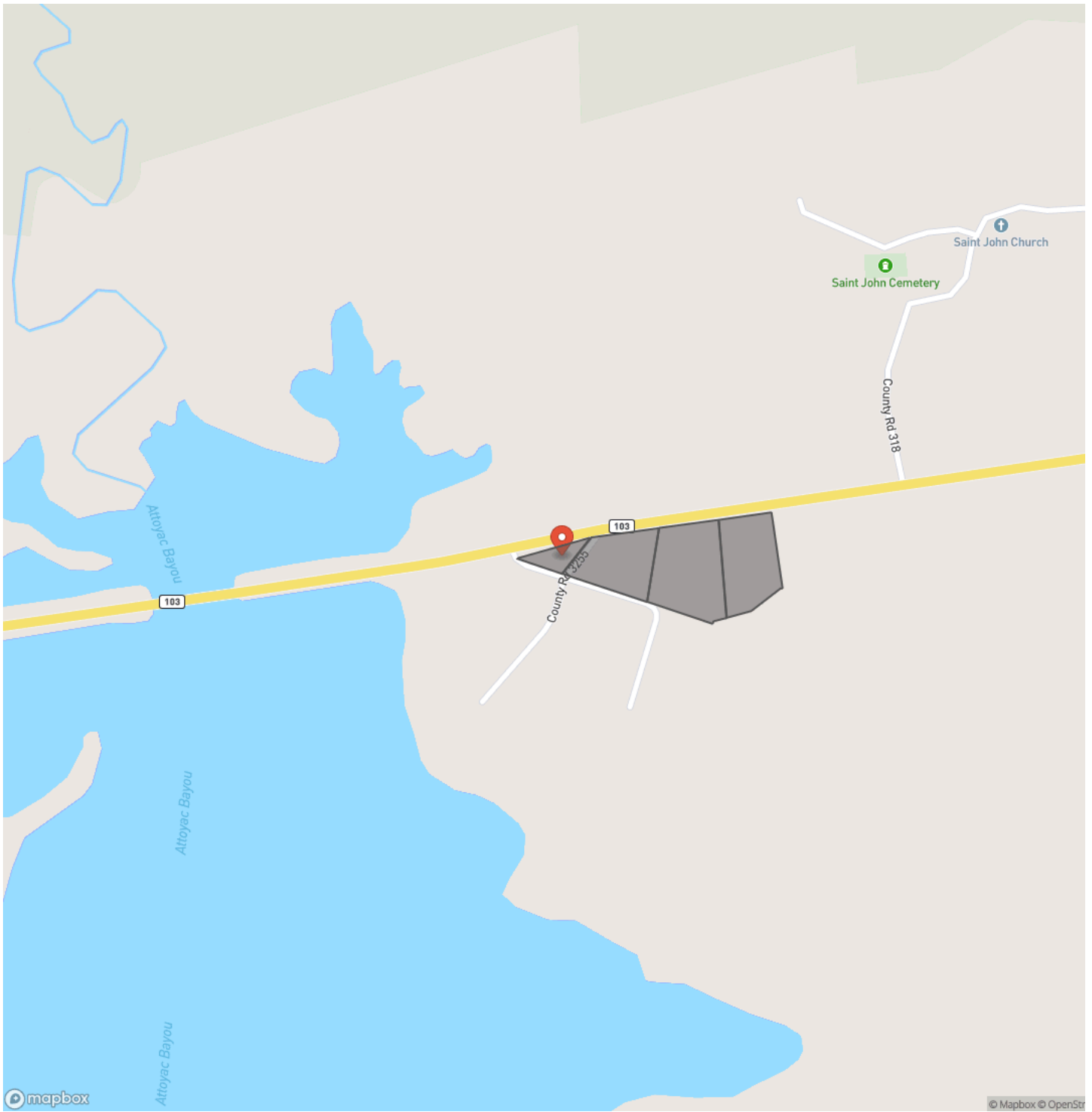
**Utility Providers:** Deep East Texas Electric Cooperative

**School District:** Broaddus ISD

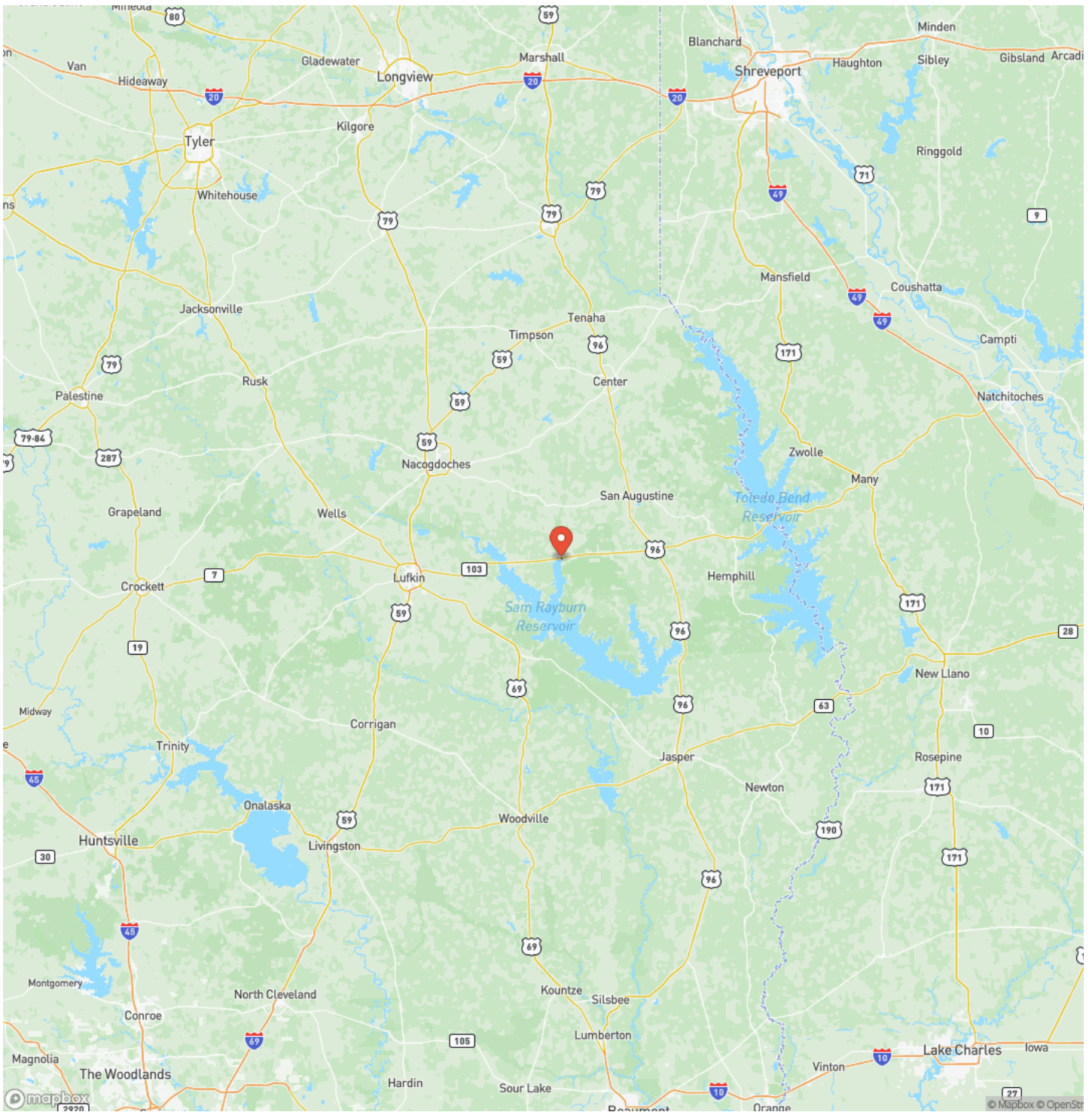
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## Locator Map



## Locator Map



## Satellite Map









## **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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