



# MOSSY OAK PROPERTIES

## 108 Acre Tract of Managed Pine Plantation with County Road Frontage

\$257,461 / 108.00+/- Acres

### About This Property

The Granberry tract is a 108 acre property of well managed timberland. The plantation timber is approximately 13 years old and will soon be ready for a thinning. The property is accessed via a gravel San Augustine County Road 3316 that runs through a portion of the property. Most of the land around this tract is owned by other timberland investment companies. If you are looking for a tract with income earning potential and surrounded by lots of habitat for whitetail deer this is a great find. Located Southwest of San Augustine, south of Hwy 21 and North of Hwy 103, in San Augustine County, the property is a short trip from Lufkin, Nacogdoches, or San Augustine, TX.



### Property Facts & Features

#### Main Structure

- No Structure

#### Other Structures

- N/A

#### Rights

- Water

#### Water Access

- N/A

#### Fishing

- N/A

#### Wildlife

- Hog
- Whitetail

#### Recreation

- N/A

#### Other

- Road Frontage



**Mossy Oak Properties of Texas -  
Northeast Texas Division**

925 N Goliad St  
Rockwall, TX 75087

**Phone:** (972) 816-4738

**Fax:** (000) 000-0000

**Link:** <http://www.mossyoakproperties.com/and/34547>



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