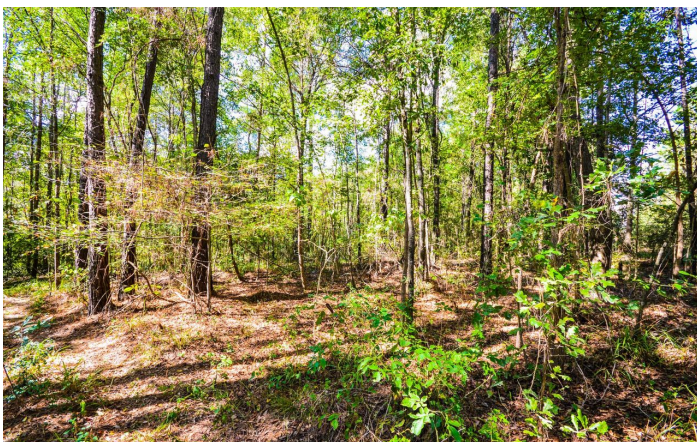


**Ducks, Deer & More! - Recreational &
Homestead Property**
0000 TBD CR 229
San Augustine, TX 75935

\$157,700
44.770 +/- acres
San Augustine County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Ducks, Deer & More! - Recreational & Homestead Property San Augustine, TX / San Augustine County

SUMMARY

Address

0000 TBD CR 229

City, State Zip

San Augustine, TX 75935

County

San Augustine County

Type

Hunting Land, Residential Property, Recreational Land

Latitude / Longitude

31.572846 / -94.296233

Acreage

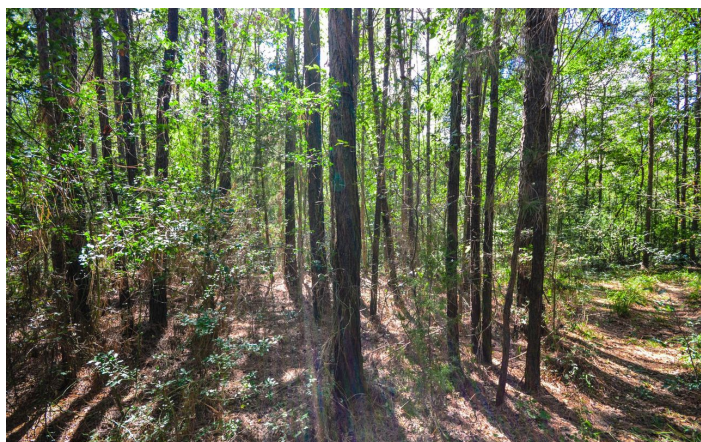
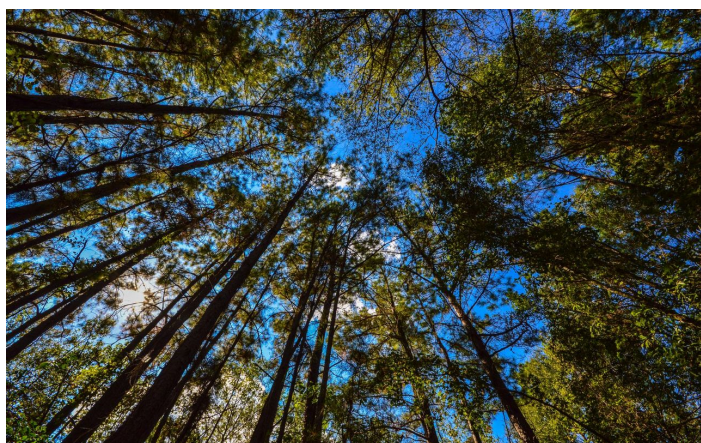
44.770

Price

\$157,700

Property Website

<https://moreoftexas.com/detail/ducks-deer-more-recreational-homestead-property-san-augustine-texas/22744/>



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Ducks, Deer & More! - Recreational & Homestead Property

San Augustine, TX / San Augustine County

PROPERTY DESCRIPTION

Very nice and affordable recreational and hunting tract in San Augustine Co. Good road frontage and access from the county road. A fair amount of sloop in the front portion of the property it does flatten out into a Hardwood bottom that extends off the property and to the banks of the Attoyac River. The duck slough in the back of the property looks promising for the waterfowl enthusiasts. Huge amount of feral hog sign and even a lot of beaver activity. Surrounded by many hundreds of acres of timber - hunting for Whitetail will be as good as San Augustine County can offer. While an excellent recreational property, this property would also make a nice spot to build a Home or a weekend get-a-way cabin for those wanting peace and quite in a rural setting. Not often do you find a 44.77 acre property that has so much to offer for the buyer that enjoys the great outdoors of East Texas. This property is also offered with as a 26 acre tract. Contact Stephen Schlein for a tour today.

- Electricity available
- No minerals convey
- Property is NOT fenced
- No recent survey

Directions to Property: From San Augustine, travel west (8.2 miles) on Hwy 21 until you reach FM 354. Turn right/north and travel 6.25 miles and the asphalt road will turn into a gravel road - CR 229. Travel 2.75 miles down CR 229 and the property will be on your left. From Nacogdoches, Tx travel east (26.5 miles) on Hwy 21 until you reach FM 354. Turn left/north and travel 6.25 miles and the asphalt road will turn into a gravel road - CR 229. Travel 2.75 miles down CR 229 and the property will be on your left.

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors Brokerage, LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. All property is subject to change, withdrawal, or prior sale. Buyers' agent must be identified on first contact with Broker and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors Brokerage, LLC.

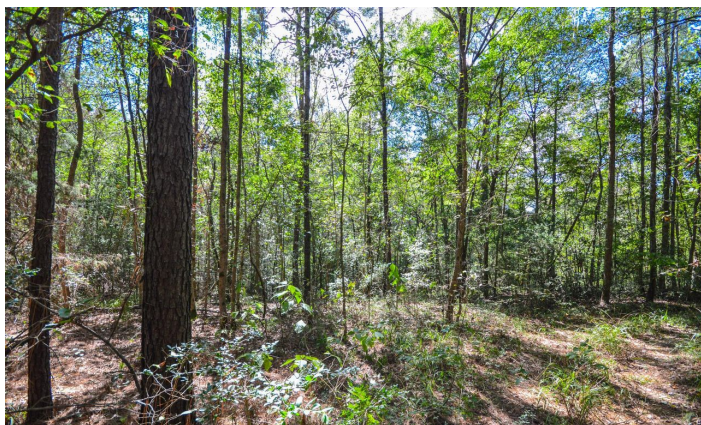
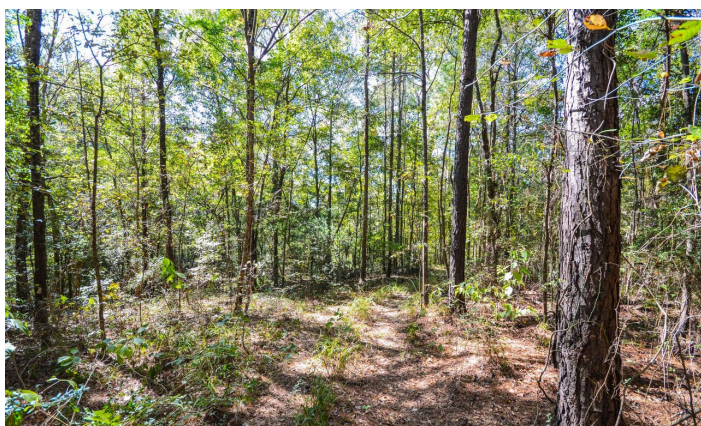


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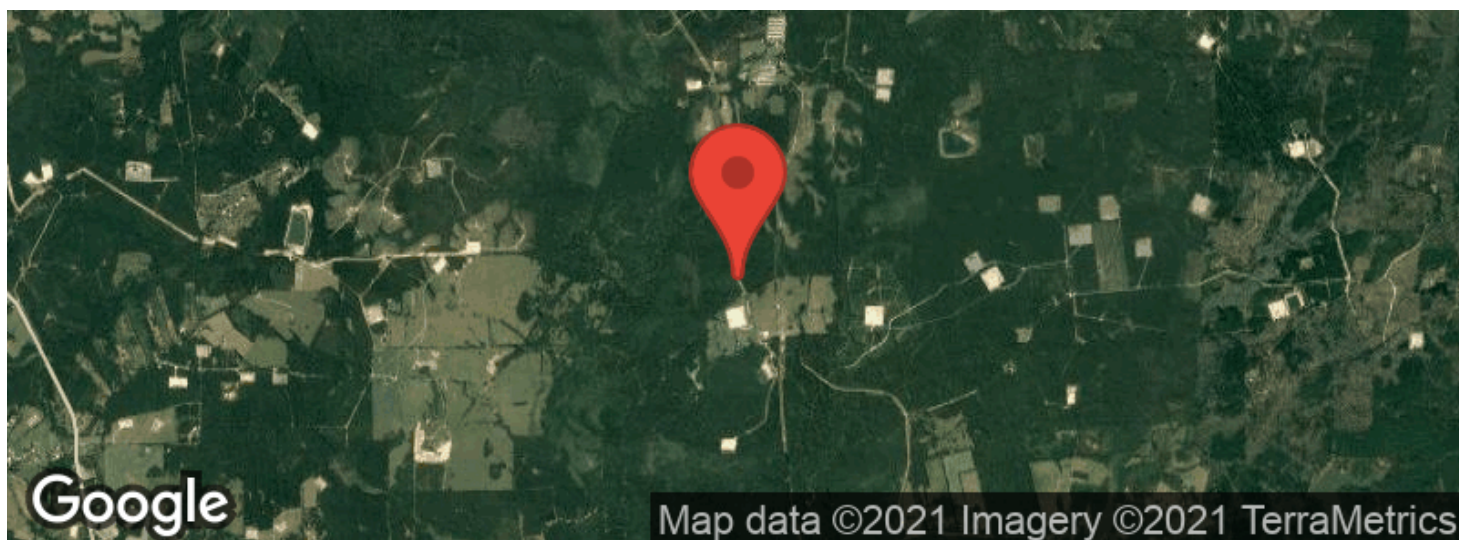
MORE INFO ONLINE:

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Locator Maps



Aerial Maps



Ducks, Deer & More! - Recreational & Homestead Property
San Augustine, TX / San Augustine County

LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Schlein

Mobile

(936) 205-1831

Email

sschlein@mossyoakproperties.com

Address

800 S John Redditt Drive #1801

City / State / Zip

Lufkin, TX 75902

NOTES

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DISCLAIMERS

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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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