

173 Acres of Prime Hunting Land - Etoile, Texas |
Nacogdoches County
0000 CR 460
Etoile, TX 75944

\$1,213,100
173± Acres
Nacogdoches County



MORE INFO ONLINE:

MoreofTexas.com

173 Acres of Prime Hunting Land – Etoile, Texas | Nacogdoches County
Etoile, TX / Nacogdoches County

SUMMARY

Address

0000 CR 460

City, State Zip

Etoile, TX 75944

County

Nacogdoches County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

31.390098 / -94.407087

Taxes (Annually)

432

Acreage

173

Price

\$1,213,100

Property Website

<https://www.mossyoakproperties.com/property/173-acres-of-prime-hunting-land-etoile-texas-nacogdoches-county-nacogdoches-texas/79994/>



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PROPERTY DESCRIPTION

173 Acres of Prime Hunting Land - Etoile, Texas | Nacogdoches County

Location: Etoile, TX | Nacogdoches County

Acreage: 173 Acres

Property Highlights:

Welcome to a true East Texas gem—173 acres of prime recreational and hunting land nestled in the heart of Nacogdoches County. This property offers a rare blend of seclusion, natural beauty, and premium wildlife habitat, making it a hunter's paradise and outdoor enthusiast's dream.

- **Excellent Hunting:** Abundant deer and feral hogs—owner reports excellent deer activity throughout the season.
- **Natural Timber:** Mostly native pine with scattered mixed hardwoods, providing excellent cover and forage for wildlife. Timber appears to be 12 plus years old. Ready to be thinned.
- **Bordered by Creek:** The western boundary is defined by a year-round creek, ideal for wildlife attraction and scenic views.
- **Secluded & Private:** Surrounded on all four sides by hundreds of acres of Crown Pine Timber Company land, ensuring privacy and minimal disturbance. Property lies behind locked gate year-round.
- **Topography:** Gently sloping to flat terrain makes the property highly usable for multiple recreational or development options.
- **No Restrictions:** No transmission lines, no pipelines—just pure, unspoiled land.
- **Floodplain Info:** Only a narrow strip along the creek lies within the FEMA 100-year floodplain—approximately 95% of the property is outside the flood zone.
- **Recreational Opportunities:** Enjoy camping, birdwatching, nature walks, or simply escape to your own peaceful retreat.
- **No minerals with property sale.**

Location Benefits:

- Minutes from **Lake Sam Rayburn** - boating, fishing, and water recreation at your doorstep.
- Less than 30 minutes to **Lufkin, TX** - for shopping, dining, and healthcare.

Whether you're looking for a hunting property, a weekend getaway, or a long-term investment in East Texas land, this tract offers exceptional value and beauty.

Don't miss this opportunity to own a large, private piece of East Texas wilderness.

For more information or to schedule a showing, contact:

Stephen Schlein - Broker - Mossy Oak Properties

936.205.1831

sschlein@mossyoakproperties.com



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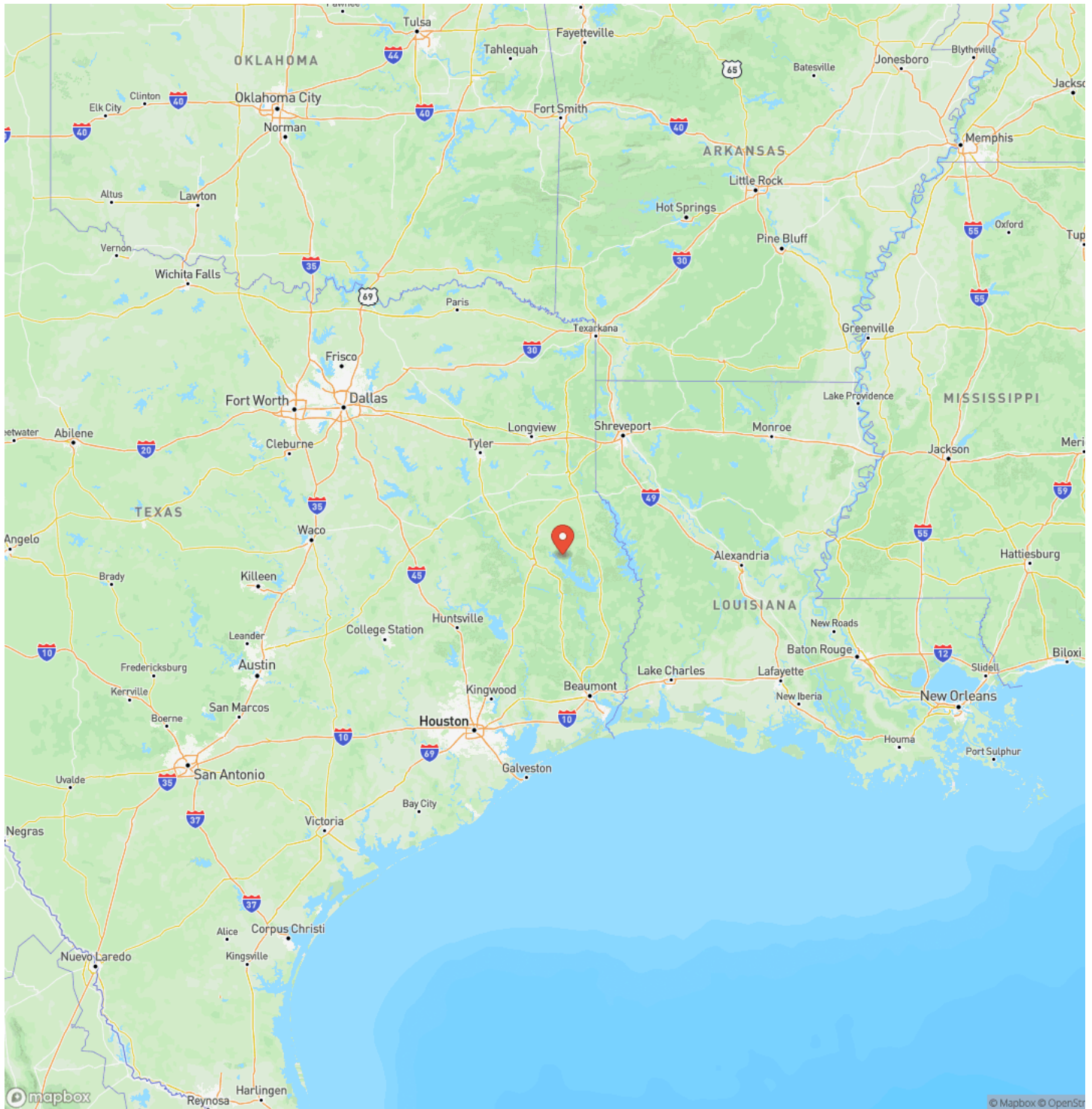
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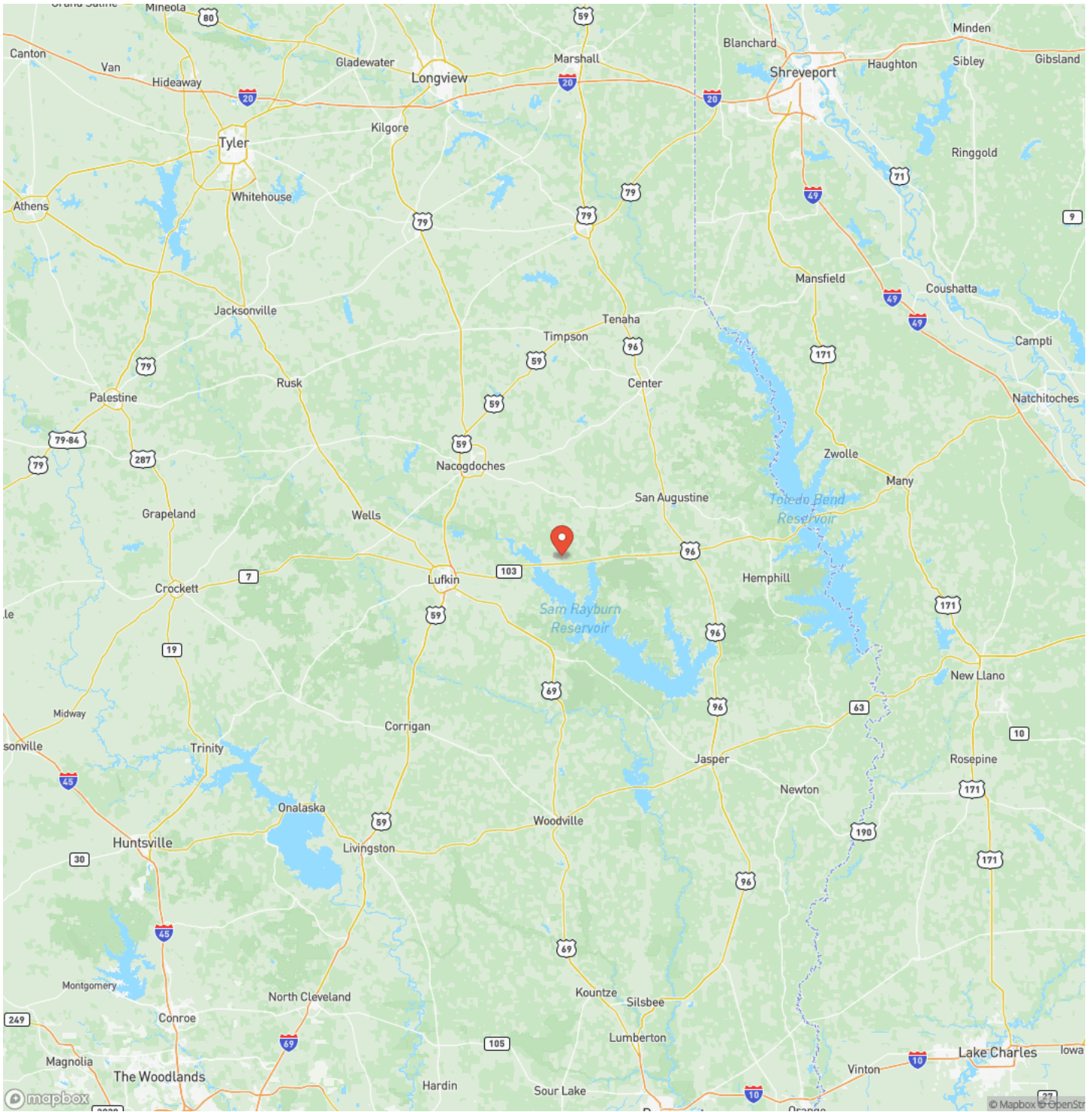
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Locator Map



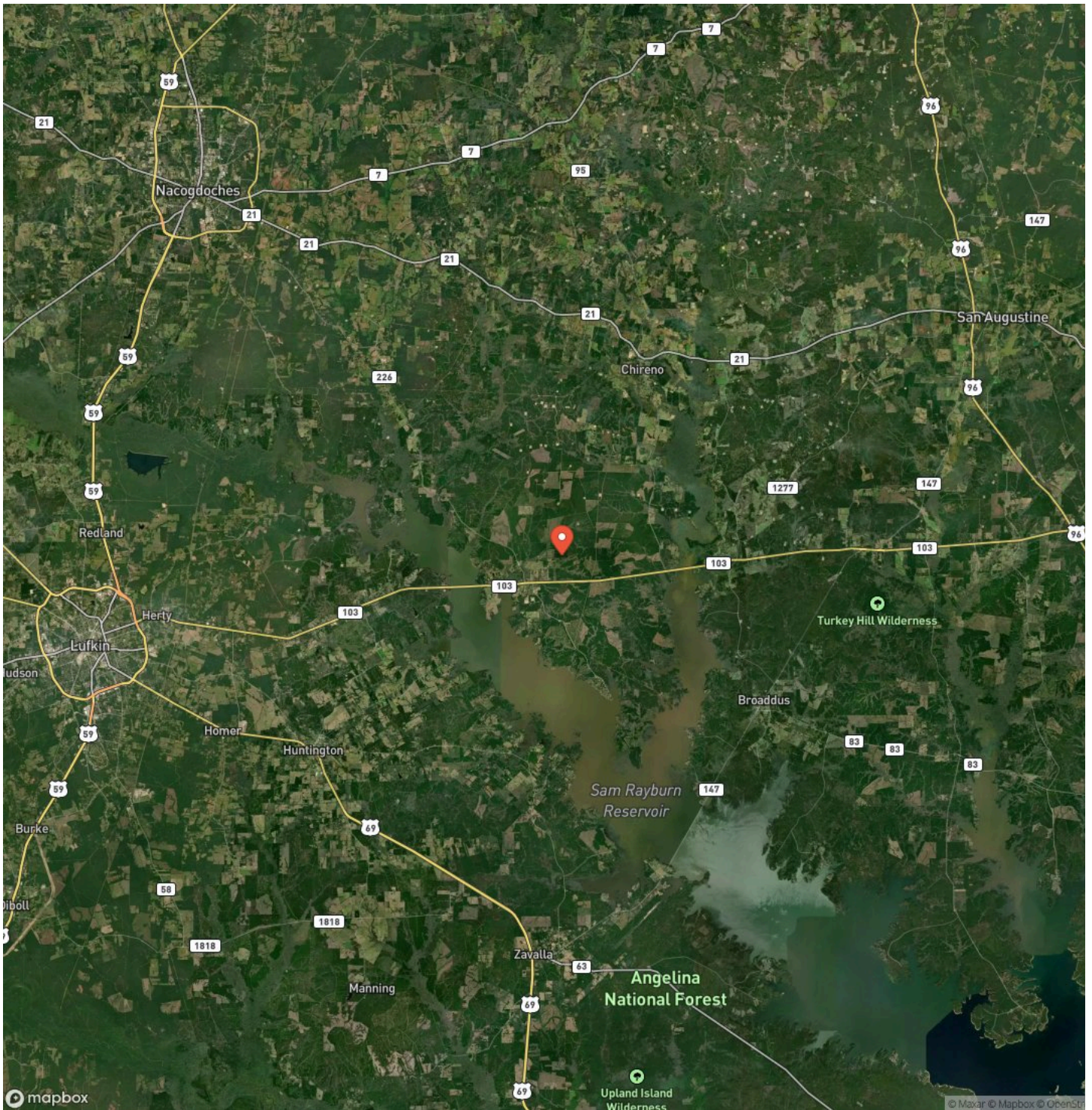
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip

NOTES



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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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