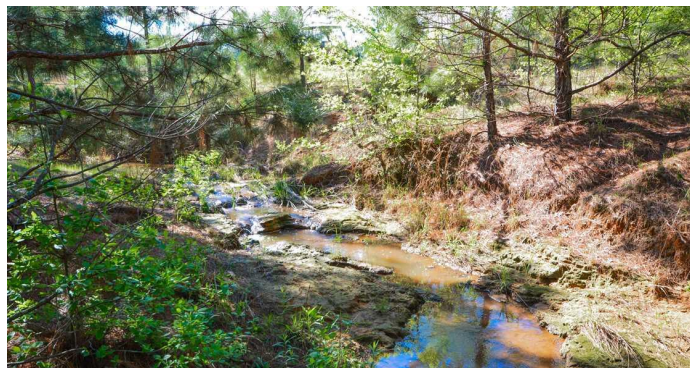


**108 Acre High Fence Deer Property in  
Nacogdoches Co  
Douglass, TX**

**\$350,000**  
**108 +/- acres**  
**Nacogdoches County**





# 108 Acre High Fence Deer Property in Nacogdoches Co Douglass, TX / Nacogdoches County

## **SUMMARY**

### **City, State Zip**

Douglass, TX

### **County**

Nacogdoches County

### **Type**

Farms, Recreational Land, Timberland

### **Latitude / Longitude**

31.6192 / -94.8401

### **Acreage**

108

### **Price**

\$350,000

### **Property Website**

<https://moreoftexas.com/detail/108-acre-high-fence-deer-property-in-nacogdoches-co-nacogdoches-texas/7977/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

## 108 Acre High Fence Deer Property in Nacogdoches Co Douglass, TX / Nacogdoches County

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### **PROPERTY DESCRIPTION**

A 108 acre High-Fence property with pine plantation located near Lake Nacogdoches. The property offers a hunter the opportunity of good deer hunting and quality bass fishing at Lake Nacogdoches, just minutes away. About 60% of the property is Pine plantation with an additional 30% native pine and hardwoods. The remaining 10% is open pasture. Nice East Texas typical whitetail deer populate the property. There are two ponds on the property the larger of which I believe is spring fed. Leading from the larger pond is an iron ore creek bed with fresh water running thru the property. Another larger creek forms the northern property border. Plenty of fresh water for the wildlife. Good road system in the exterior and interior of the property. Contact Mossy Oak Properties Woodland Pines Realty Group to view this exceptional tract of Nacogdoches County hunting land for sale. Our team is the leader in rural and hunting property sales and understands the lifestyle you are seeking, and will deliver integrity, service, and a team approach in working with you to find your piece of Texas land.

90 acres of pine plantation and native pine and hardwoods mixed. The remainder is set up well for food plots and native pasture grasses. The land is generally sloping with some up and down. From the highest point to the lowest point is about 90 feet of elevation change.

Good condition high fence. It is time to spray the fences but overall in good condition.

About mile of County Road frontage along CO 779.

There have been Black Buck and Axis deer placed on the property. Current status is unknown.

Good interior roads criss-crossing the property.

Electricity is available along Co 779 and also at the back of the property

Pine plantation appears to be around 15 years old.

No Minerals available

Directions: From Nacogdoches, TX (Hwy 225 & 59 N) travel west about 10 miles until you come to Camp Rd/ Co Rd 779 turn right/north. Travel 2 miles and turn right on Co Rd 777. Follow it around to Co Rd 775. Travel south on Co Rd 775 for .25 miles and the entrance will be on the right.

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 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.

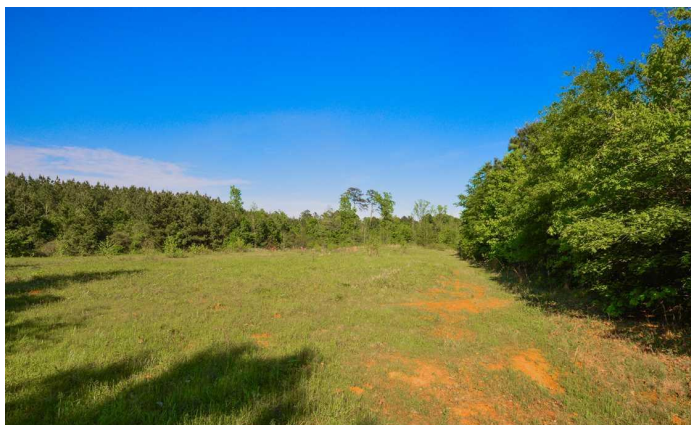
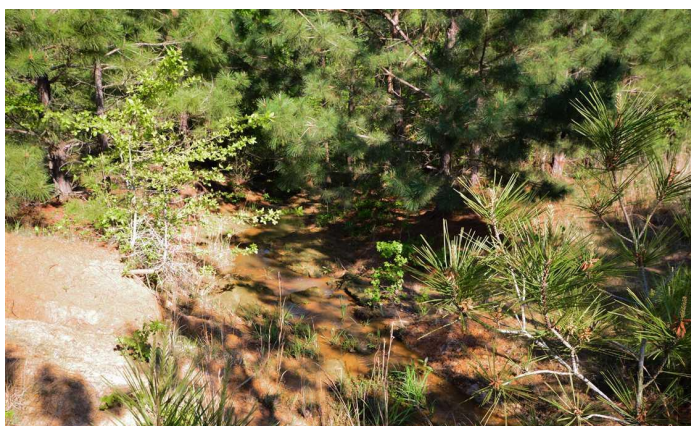


**MOSSY OAK PROPERTIES  
OF TEXAS**



## 108 Acre High Fence Deer Property in Nacogdoches Co Douglass, TX / Nacogdoches County

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## Locator Maps



## Aerial Maps



**108 Acre High Fence Deer Property in Nacogdoches Co  
Douglass, TX / Nacogdoches County**

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**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

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**