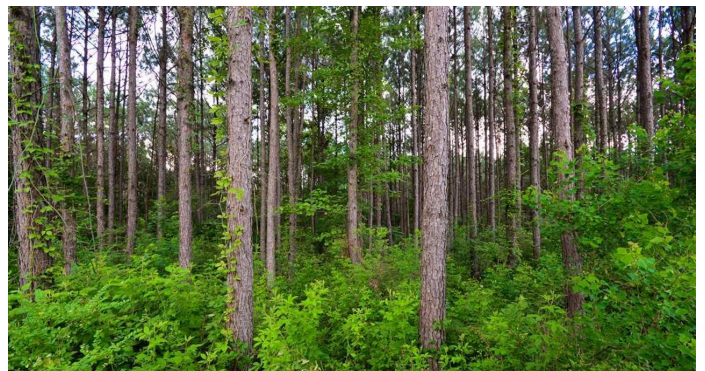
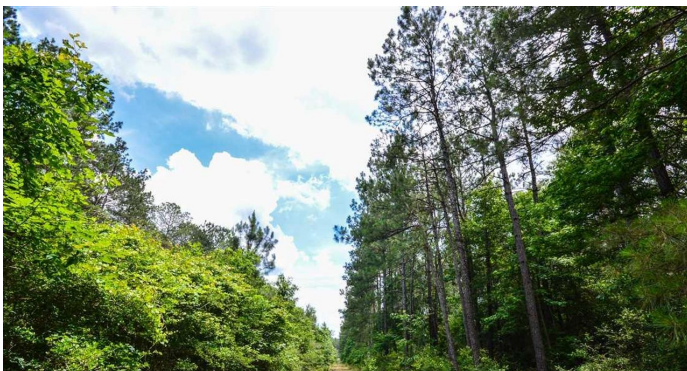


**Old Growth Timber Farm - Investment,  
Development, Recreational Property in  
Northern Tyler County  
Woodville, TX 75979**

**\$494,175**  
108 +/- acres  
Tyler County



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



# Old Growth Timber Farm - Investment, Development, Recreational Property in Northern Tyler County

## Woodville, TX / Tyler County

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### **SUMMARY**

**City, State Zip**

Woodville, TX 75979

**County**

Tyler County

**Type**

Timberland

**Latitude / Longitude**

30.8331 / -94.4209

**Acreage**

108

**Price**

\$494,175

**Property Website**

<https://moreoftexas.com/detail/old-growth-timber-farm-investment-development-recreational-property-in-northern-tyler-county-tyler-texas/18717/>



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# **Old Growth Timber Farm - Investment, Development, Recreational Property in Northern Tyler County**

## **Woodville, TX / Tyler County**

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### **PROPERTY DESCRIPTION**

Old growth timber tract has been under management for more than 30 plus years. A March 2020 timber report indicated there was 10,042 tons of standing Pine Plantation plus an additional 313 tons of Hardwoods. Absolutely, a good potential investment tract that could be harvested now or at some point in the future. Excellent egress and access to the property with CR Road 3100 road frontage, plus access to community water and electricity this tract could be developed into smaller residential properties or into a residential tract for the buyer wanting privacy, seclusion, and good proximity for the City of Woodville. Don't overlook the potential as a recreational getaway property offering hunting, camping, hiking, and more. Lastly, if your into developing a property for a high-fence deer farm, this parcel offers a good platform to start.

**Water Features:** Two small wet weather creeks are on the property offering wildlife access to water.

**Topography:** Generally flat with a slight increase in elevation of 40 feet as you move East to West across the property. No portion of the property lies within the 100 Year FEMA Flood Plain.

**Restrictions:** No deed restrictions on the property.

**Ag Exemptions:** AG Tax Exemptions currently in place according to the Certified Appraisal District.

**School District:** Woodville Independent School District

**Improvements:** 3-strand barb-wire on the perimeter and gated entrance. There is an interior road complex criss-crossing the property and around the property perimeter.

**Easements:** There is an underground pipeline running East to West on the northern most section of the property offering a nice location for hunting stands and food plots. An electrical easement granted to Sam Houston Electrical Co-Op assures access to electricity.

**NO Minerals** available on this property.

**NO Owner finance** options for this property.

**Utilities** are available (community water, telephone, and electricity with an existing electrical easement already on the property.)

**Directions:** From Lufkin travel south on US Hwy 69 for 49 miles looking for CR 3050. Turn left onto CR 3050 and follow the road and it turns into CR 3100. The property entrance will be on your right. From



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Woodville, travel north on US Hwy 69 3.5 miles turning right onto CR3050. Follow CR 3050 and it turns into 3100. The property entrance will be on your 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 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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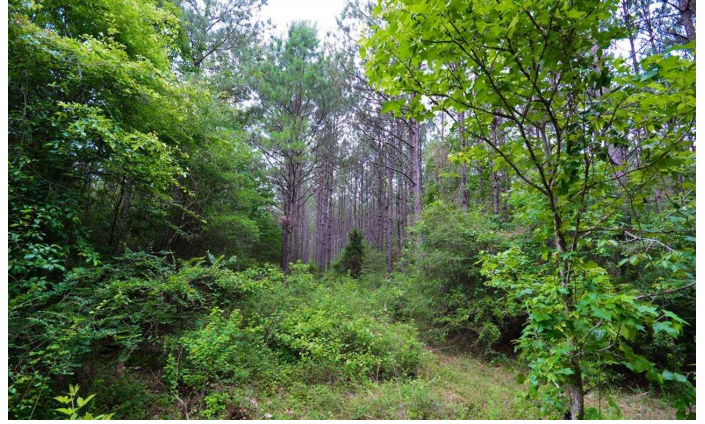
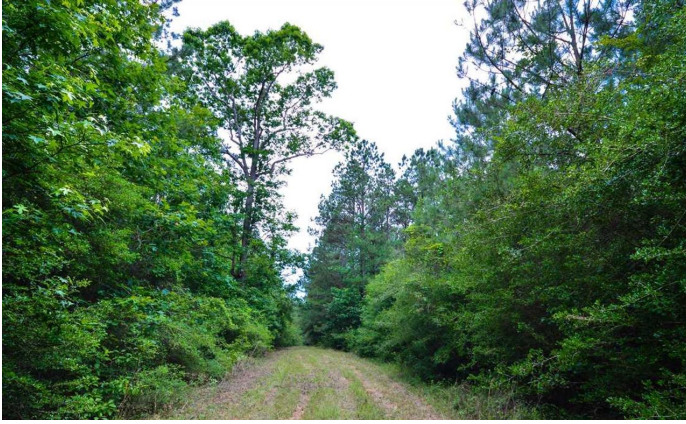
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**Old Growth Timber Farm - Investment, Development, Recreational Property in Northern  
Tyler County  
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## Locator Maps

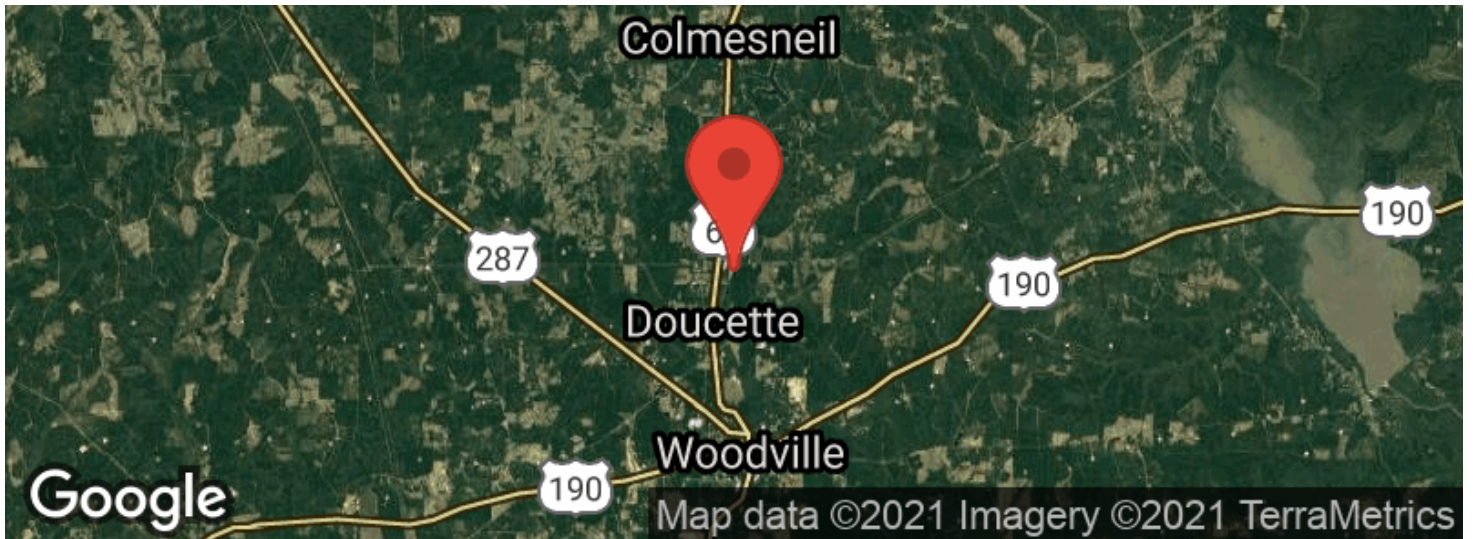


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## Aerial Maps



**Old Growth Timber Farm - Investment, Development, Recreational Property in Northern Tyler County**  
**Woodville, TX / Tyler 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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## **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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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