

# Wood - Water - Wild



## 986 ACRES | LOCATED IN WALKER & SAN JACINTO COUNTY, TX

OUTSTANDING RECREATIONAL/TIMBERLAND  
OPPORTUNITY. EXCELLENT STEWARDSHIP AND  
PHYSICAL DEVELOPMENT OF A RAW TRACT OF LAND.  
BEAUTIFUL TOPOGRAPHY UNDER MANAGED PINE  
PLANTATIONS.



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OFFICE: 936.295.2500  
FAX: 936.295.9574



# Improvements



-COVERED LAKE PIER/DECK  
-METAL/WOOD FRAME  
EQUIPMENT/HAY BARN

## BARNDOMINIUM #1:

72'X36': WOOD-FRAME MORTON BUILDING

32'X36': 2 BED/1 BATH, KITCHEN

40'X36': EQUIPMENT STORAGE

## BARNDOMINIUM #2:

-125'X50': ALL WELDED STEEL BUILDING  
WITH CONCRETE FOOTINGS/PERIMETER

-25'X50': FINISHED INTO 2 SUITES (2 BED/1  
BATH WITH KITCHEN & EFFICIENCY/1 BATH  
WITH KITCHEN)





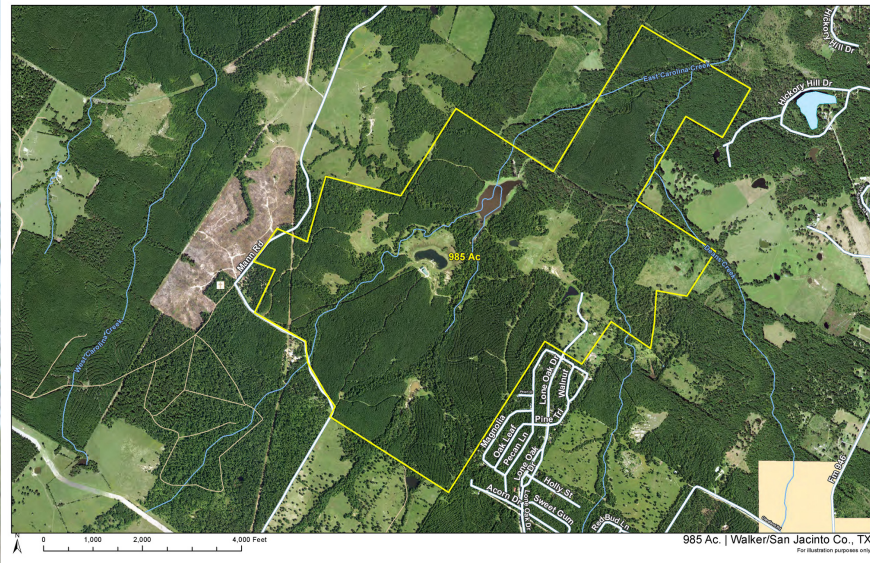
# Wildlife & Amenities

- 8 MILES OF HIGH FENCE
- ATASCOSA DEER BLINDS, TRIPOD  
FEEDERS, AND -PROTEIN FEEDERS
- WHITETAIL DEER
- RED STAG
- 6 PONDS/LAKES-UP TO 8 ACRES
- 70 BIRD HABITAT BOXES



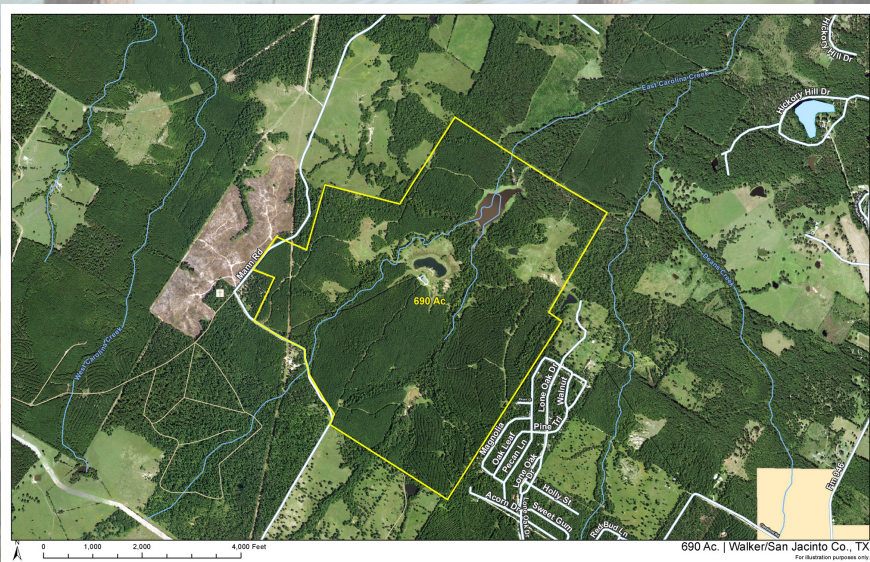
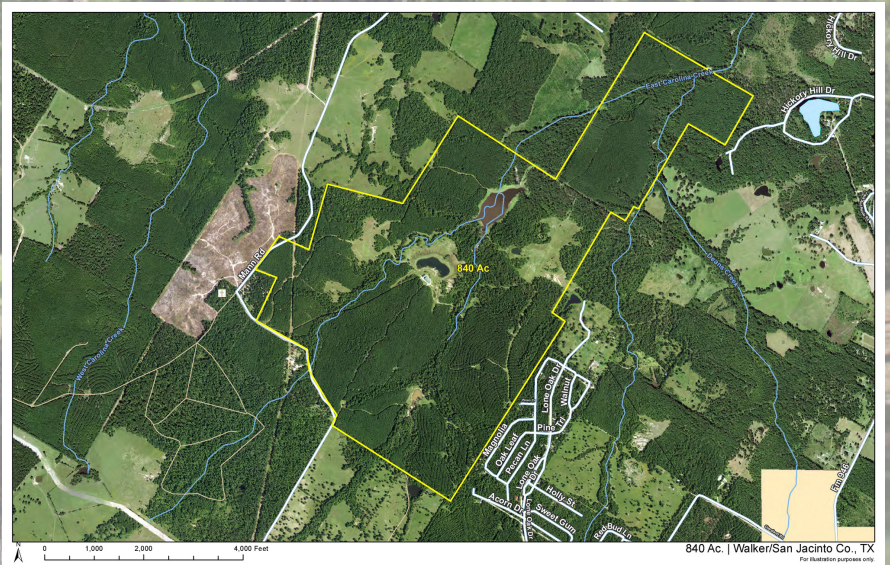


# Available Divisions



986 Acres  
\$3,995 / Acre  
\$3,939,070

840 Acres  
\$4,200 / Acre  
\$3,528,000



690 Acres  
\$4,500 / Acre  
\$3,105,000