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LAND SALES WWW.LANDFORSALE.FORESTARGROUP.COM

***Needmore Tract
Sabine & San Augustine Counties, TX
(01233, 06051, 06133, 06151)***

This well managed property is an outdoor enthusiast’s dream! Along with an abundance of wildlife and breathtaking views of the lake, it has an excellent road infrastructure in place and lakeshore access. This scenic tract is currently leased to a sportsman’s club and currently has numerous food plot locations, shooting lanes and deer stand locations.

The Needmore tract is comprised of 2,125 acres with access on County Line Road on Needmore Point south of FM 83. Electricity and phone service are available.

Aside from the attractive recreational features of this tract, it is located near a robust pine and hardwood timber market and has great potential for current and future timber revenues. It includes: 1,176 acres of genetically improved loblolly pine plantations of multiple age classes, and 867 acres of mature natural pine-hardwoods along stream and lake buffers.

Tract Information

- County Sabine and San Augustine Counties, TX
- Total Acres 2,125
- Avail. Parcels 1
- Price / Acre \$2,900
- Total Price \$6,162,500
- Zoning Agricultural
- Tax Map N/A
- Parcel No. 9253, 9254, 9292, 12108, 8409, 8410, 7642
- Schools: Brookeland ISD & West Sabine ISD

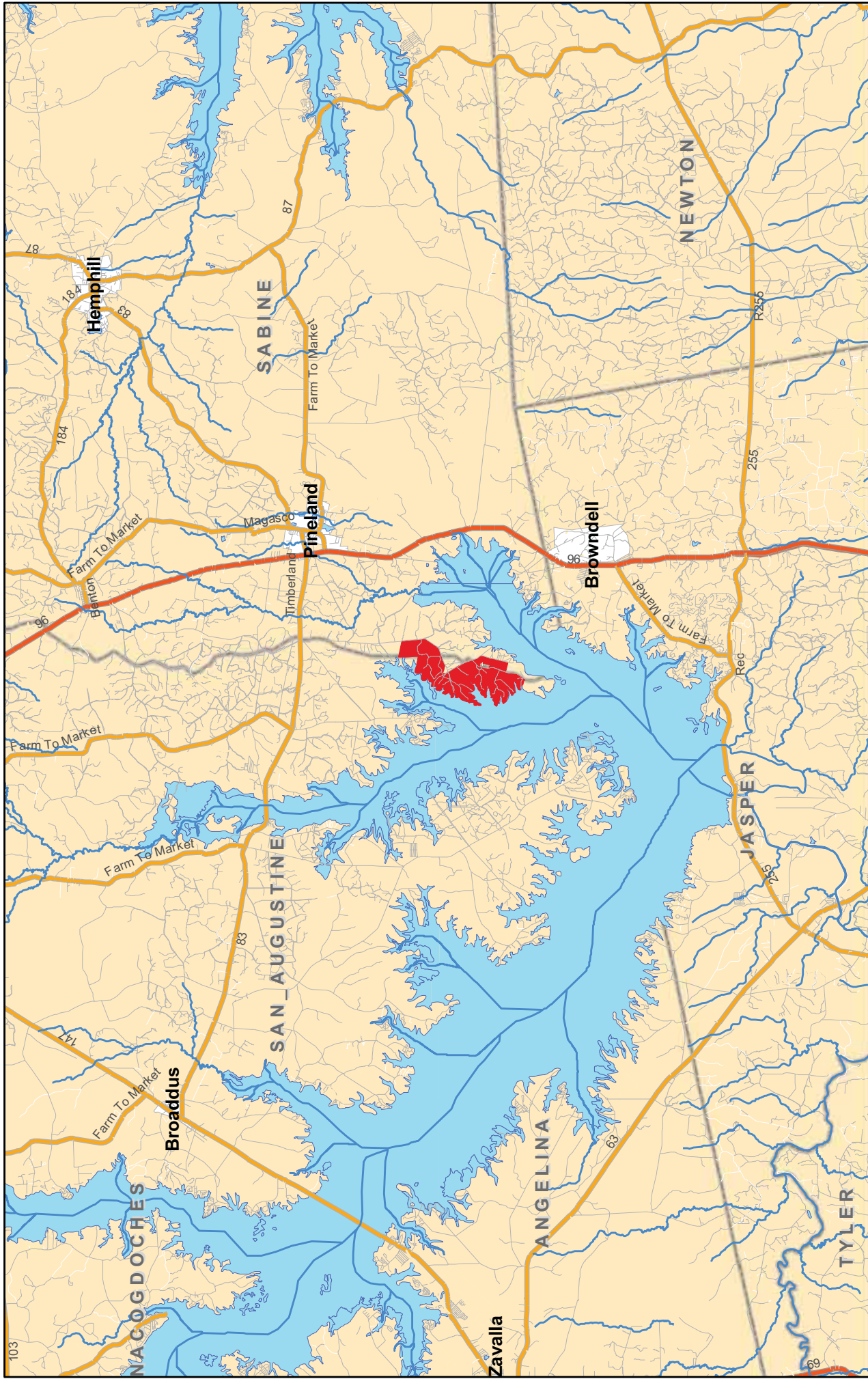
Property Amenities

- 50 miles from Nacogdoches, TX
- 60 miles from Beaumont, TX
- 140 miles from Houston, TX
- Sabine & San Augustine County population – 19,000
- Cost of living index (2008) 74.5 (low, U.S. average is 100)

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.



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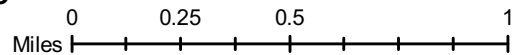
Needmore Tract
San Augustine / Sabine County Texas

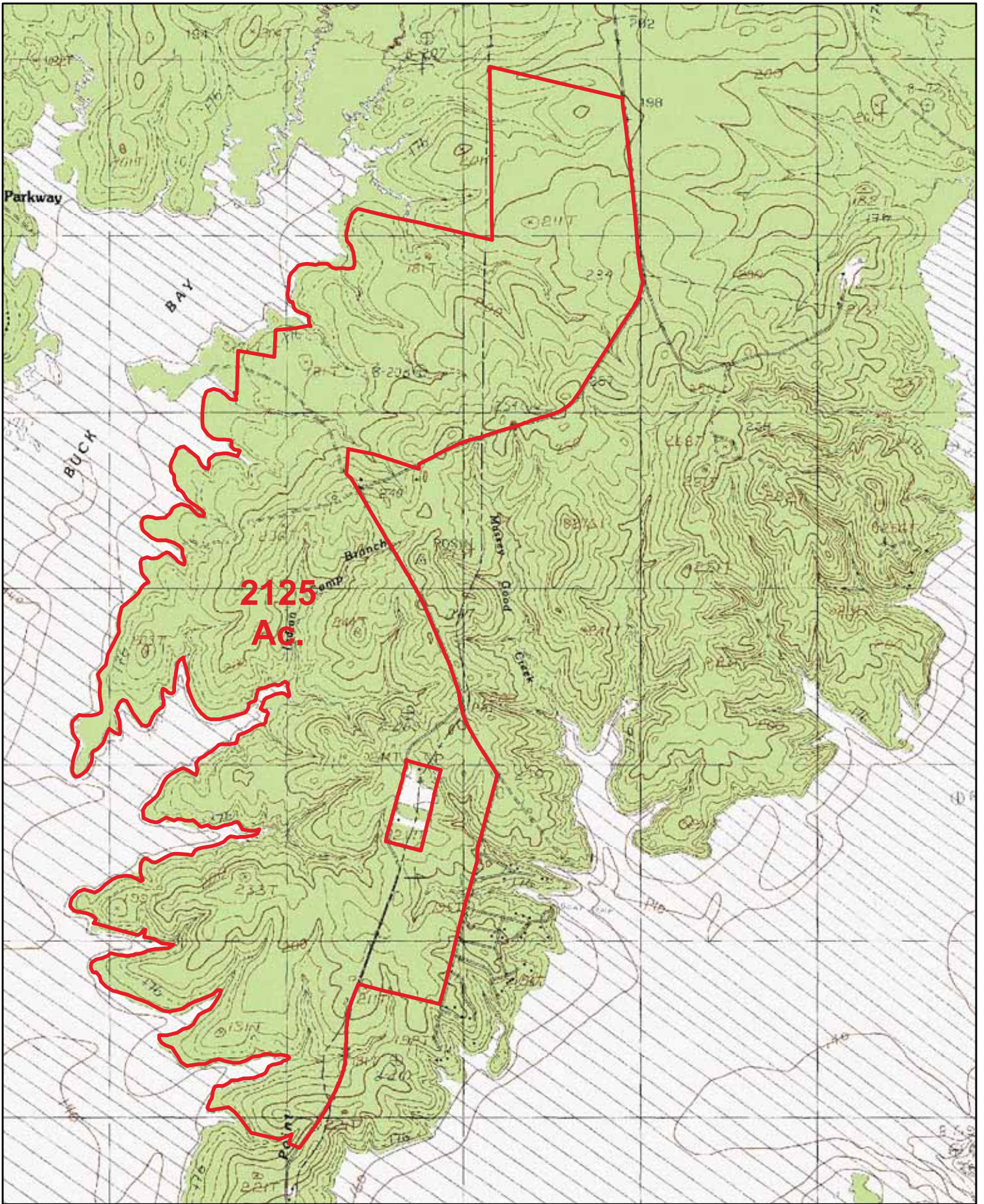




2125
Ac.

Needmore Tract
San Augustine & Sabine
County Texas





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