

Country Homes/Acreage - Woodville, TX



0 Off Fm 1746, Woodville, TX, 77624

Offered at \$1,864,265

Tucked in the heart of Tyler County, Texas, known for great soils and flowering dogwoods. The Theuvenins Creek tract is a beautiful rolling, forested property in managed southern pine plantations ranging in age from 2000 to 2008-09, interspersed with mixed pine/hardwood SMZ's (Stream Side Management Zones). 100-foot elevation change from north to south and bisected by Theuvenins Creek. Lake sites. Accessed by deeded easement for privacy/seclusion/recreation. Competitively priced. Excellent wildlife and hunting! The subject property has undergone a 5th row, 1st thinning for the 2008/2009 stands, removing ~ 30% of the volumes for managerial future timber growth. ~70-foot basal area remains and ~ 50 tons/acre. High site index!

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
667 acre (lot size)
Built: Unknown year



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