

# Unimproved Land - 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 and 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 approx. 30% of the volumes for managerial future timber growth. Approx. 70-foot basal area remains and approx. 50 tons per acre. High site index!

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



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