



ACTIVE · SET PRICE

Lagroulle Creek

± 89 Acres | Nacogdoches County | Texas | Near Etoile

Hunting and Investment

PRICE \$363,415	PRICE / ACRE \$4,101	ACREAGE ± 89
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PROPERTY OVERVIEW

Lagroulle Creek is ±85.93 acres of woods with frontage on FM 95 in Nacogdoches County, Texas. Approximately half the tract is a loblolly pine plantation that has been thinned. This is a great opportunity for future income! The remainder is hardwood bottomland, perfect for hunting and recreation. Power is available to the property. This tract is in Southern Nacogdoches County, not far from Lake Sam Rayburn, a well-known fishing hot spot. The cities of Lufkin and Nacogdoches are both an easy drive with plenty of restaurants, shopping, and hospitals.

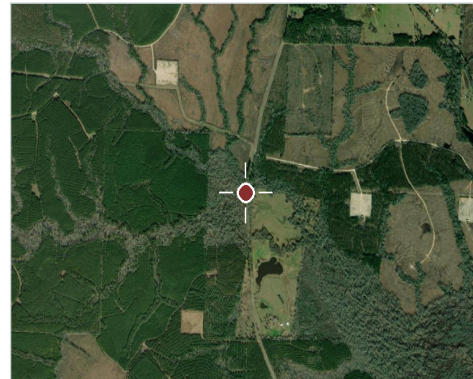
PROPERTY DETAILS

TYPE Recreation (ATV-UTV)	ACCESS Paved Road
UTILITIES Electric	WATER FEATURES Creeks / Streams
VIEWS Timber	IMPROVEMENTS Gate
COUNTY TAX PARCEL IDS 6075	

DOCUMENTS INCLUDED

Aerial Topo Map · Aerial · Logroulle Creek Location · Floodplain Aerial

LOCATION



Nacogdoches County, Texas



Spencer Burke

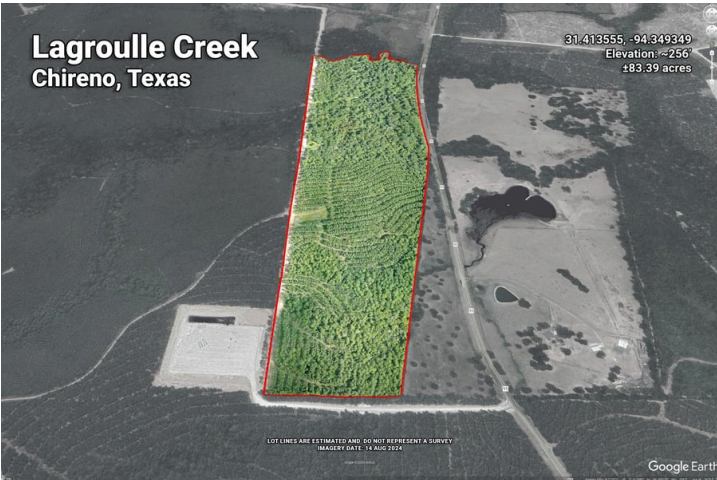
Real Estate Salesperson, TX
O: 936.899.7441 C: 936.546.3967
Spencer.Burke@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



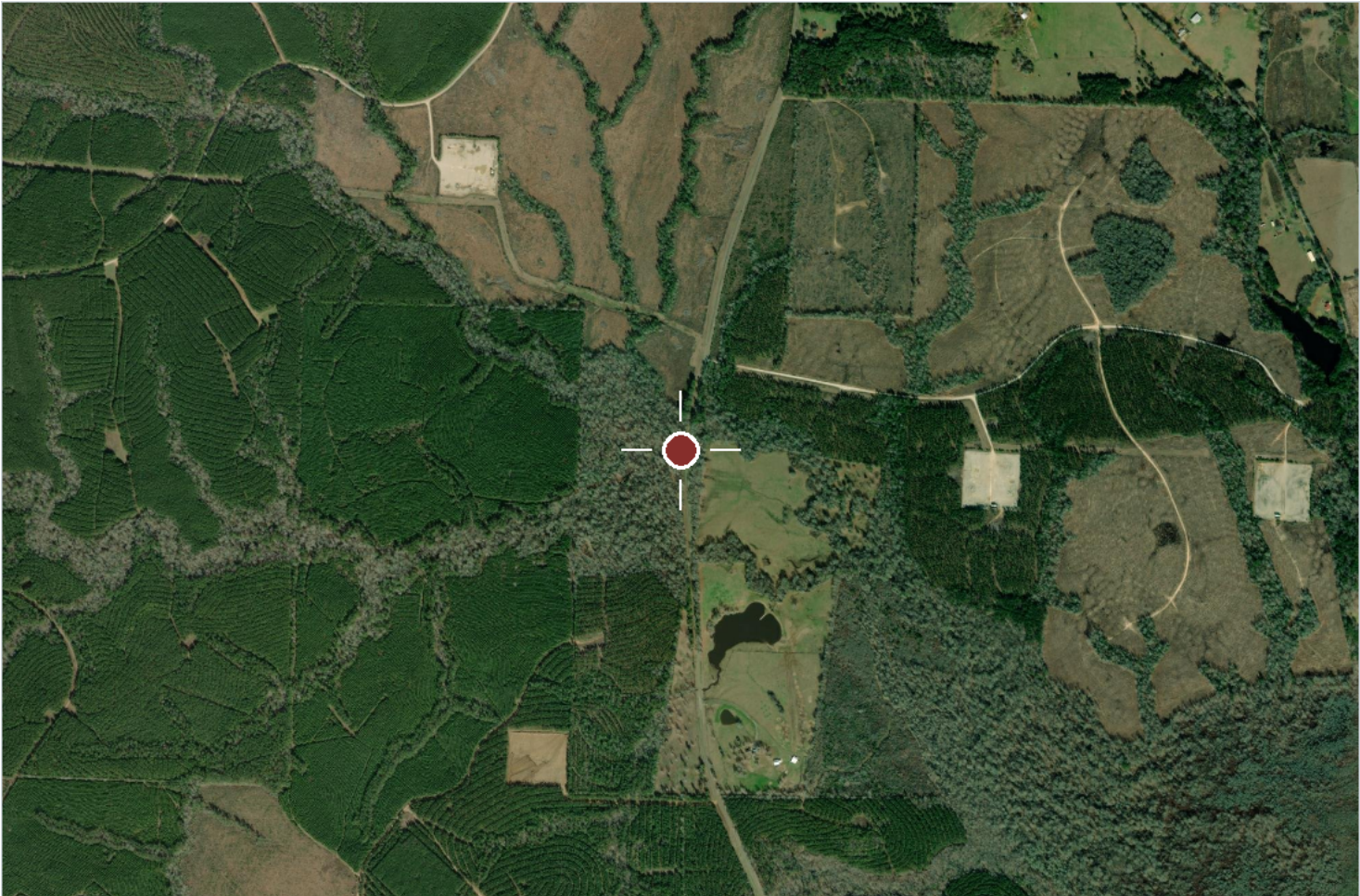
Property Photos

Lagroulle Creek · Nacogdoches County · Texas · Near Etoile



Location & Access

Lagroulle Creek · Nacogdoches County · Texas · Near Etoile



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Nacogdoches County, Texas

NEAREST CITY
Etoile

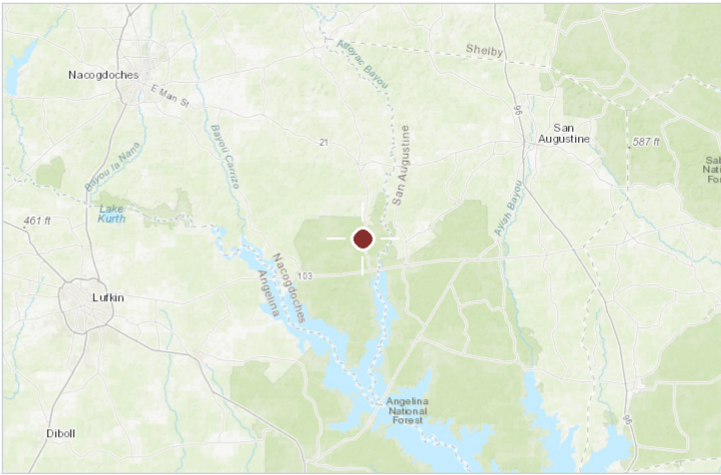
APPROXIMATE CENTRE
31.4186, -94.3476

COUNTY TAX PARCEL IDS
6075

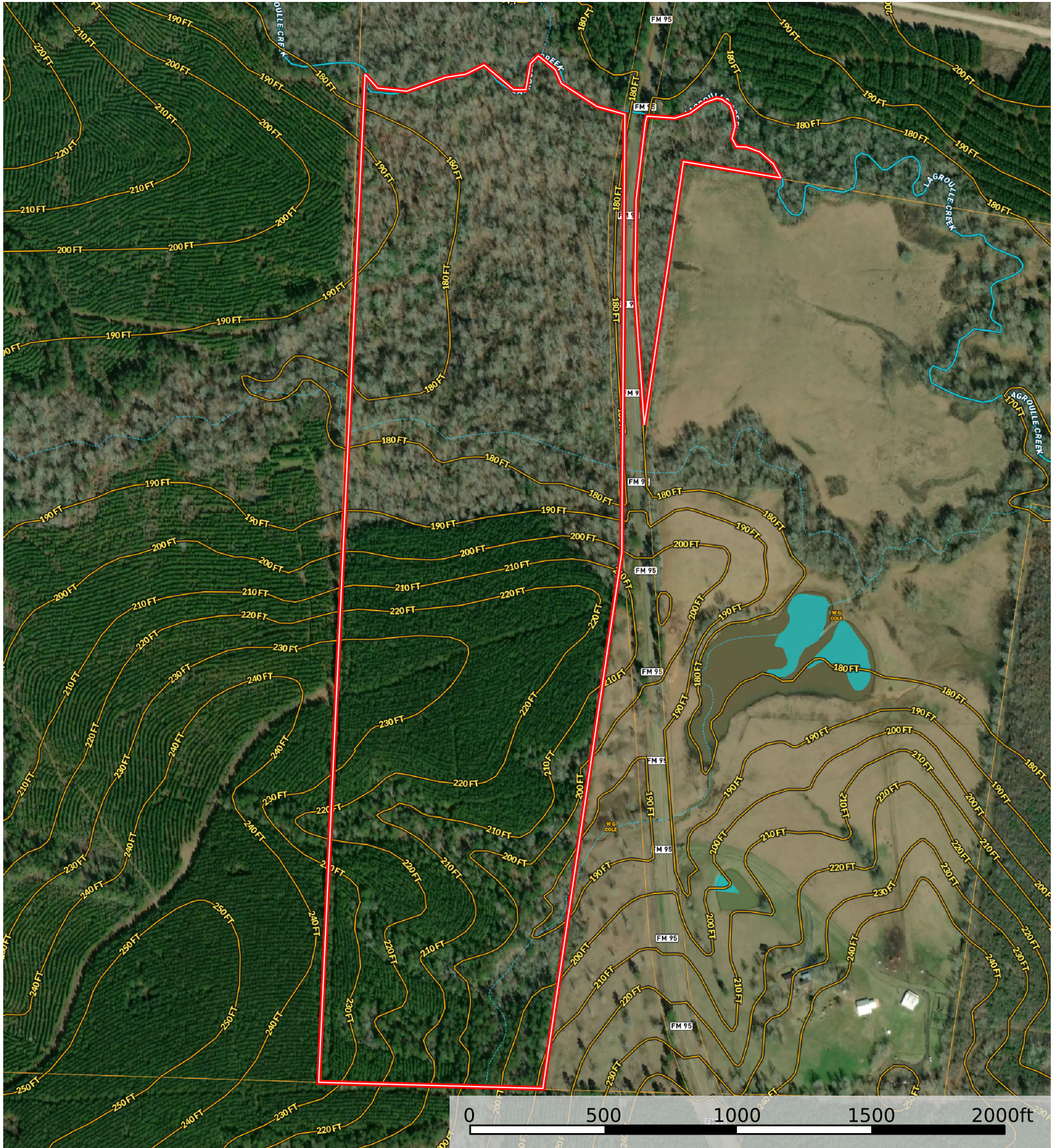
INTERACTIVE MAP



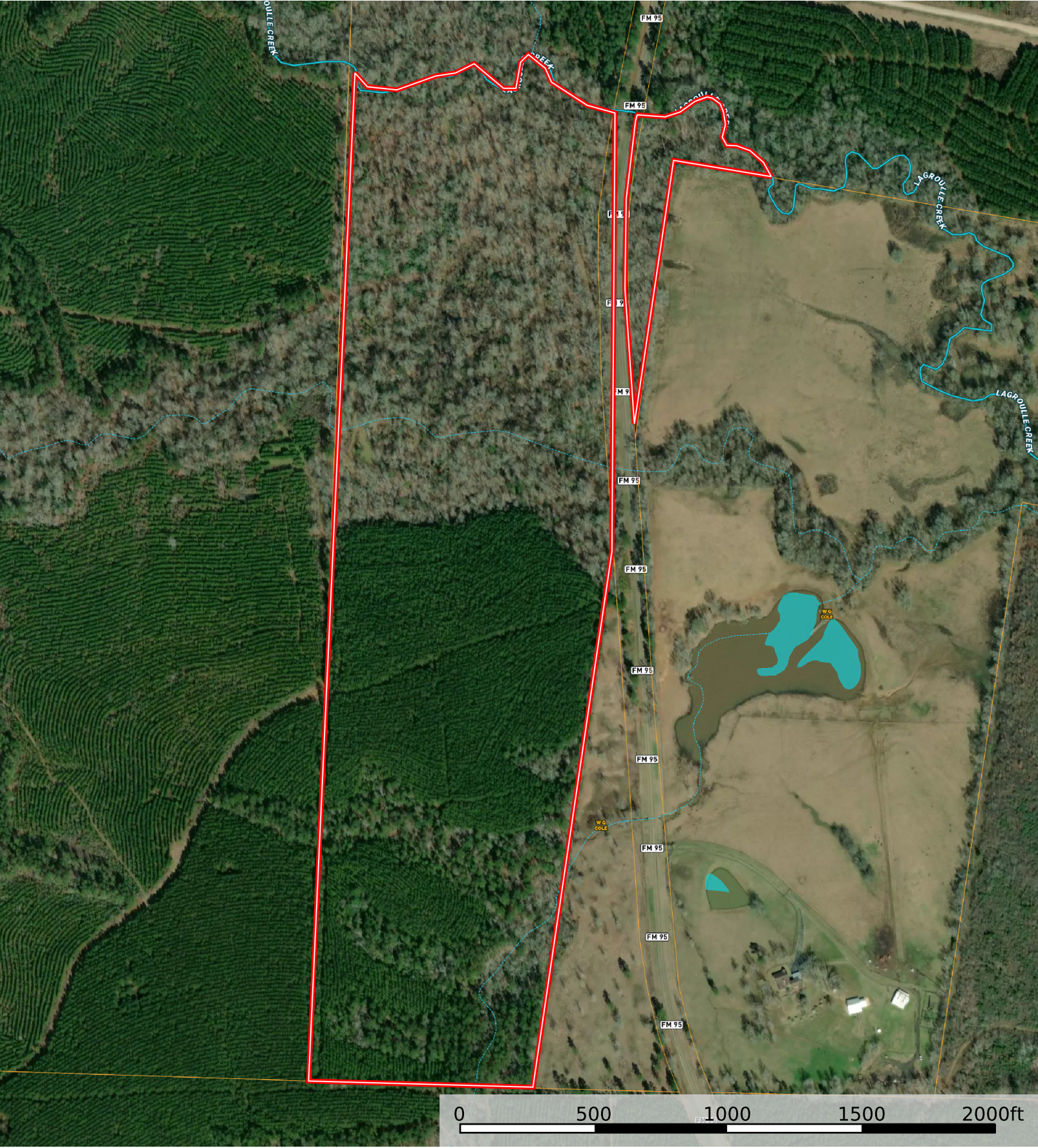
<https://id.land/ranching/maps/3145b904e8f2137adfc74fa6efd35427/share>



Regional locator



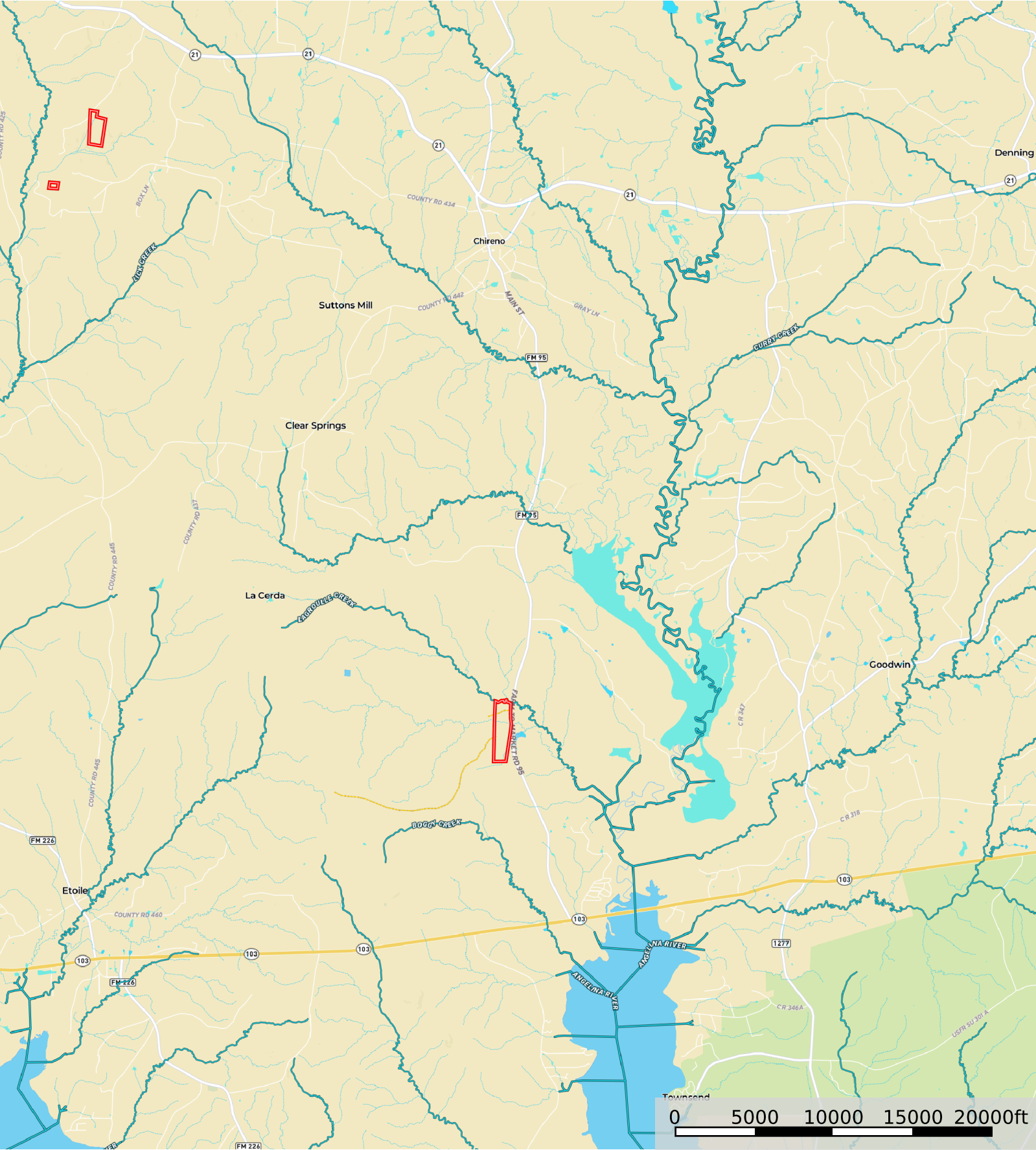
Boundary
Stream, Intermittent
River/Creek
Water Body



Boundary Stream, Intermittent River/Creek Water Body

Caddo Sustainable Timberlands

Texas, AC +/-



Triangle

Marker

Shed / Shack

Gate

Pipeline

River / Creek

Transmission Line

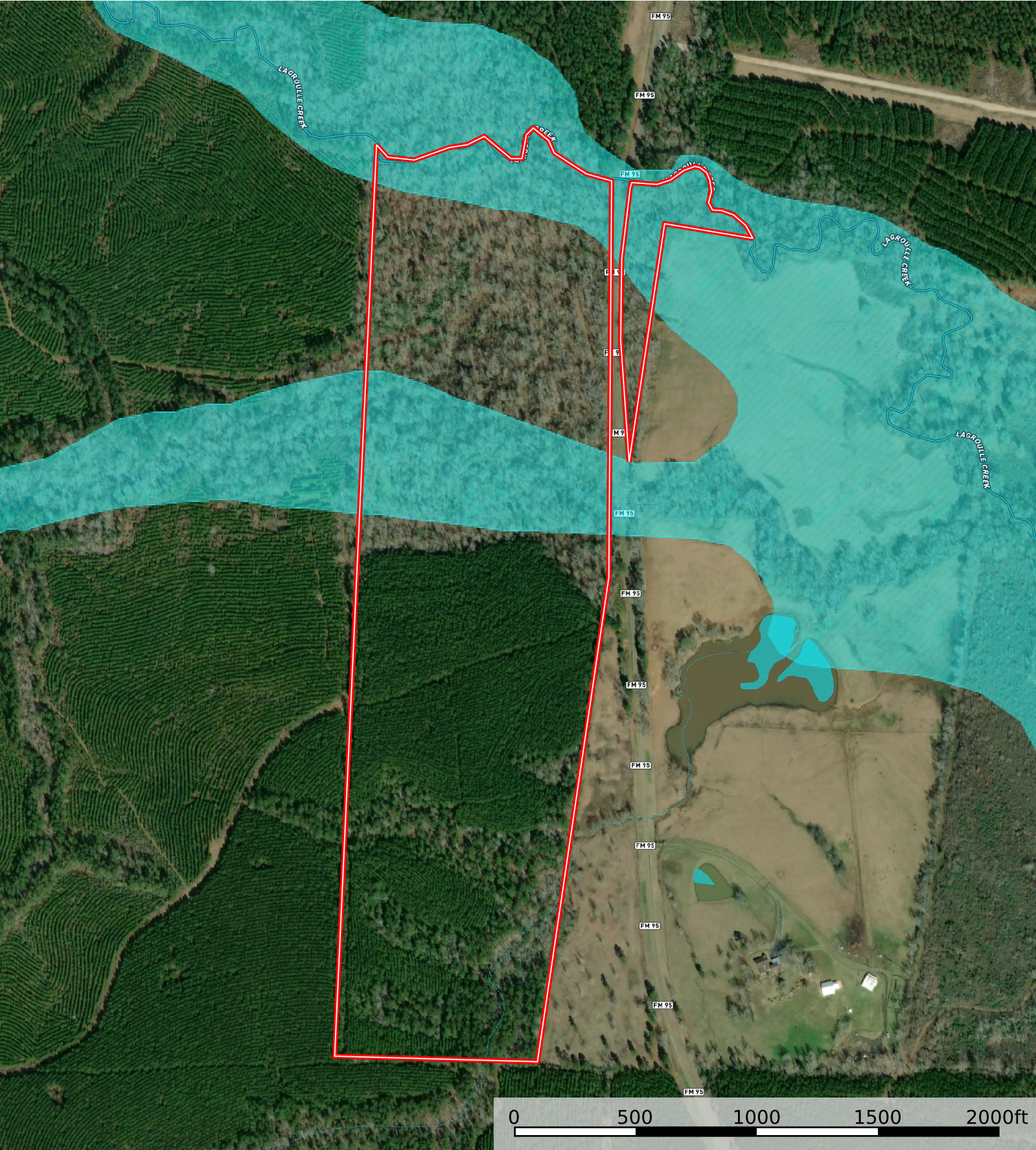
Road / Trail

Boundary

Stream, Intermittent

River/Creek

Water Body



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body