



ACTIVE · SET PRICE

Sturgis Mill T-17

± 63 Acres | Sabine County | Texas | Near Hemphill

± 63 acres with Jack Creek Frontage in Hemphill, TX

PRICE	PRICE / ACRE	ACREAGE
\$226,800	\$3,600	± 63

PROPERTY OVERVIEW

Discover the natural beauty and investment potential of the Sturgis Mill T-17, a 63-acre property located in the picturesque surroundings of Hemphill, Texas. This exceptional tract of land offers a mix of pine plantation and mix pine/ hardwoods, creating a diverse and vibrant environment. With its general rolling topography and the serene Jack Creek flowing through the property, the property presents a unique opportunity for those seeking both natural beauty and practical use. Land and Topography: • Size: ±63 acres • Vegetation: Primarily pine plantation with pine mixed hardwood around the Streamside Management Zones (SMZs). • Topography: General rolling landscape, adding character and scenic views. Water Features: • Creek: Jack Creek meanders through the property, providing a tranquil wat...

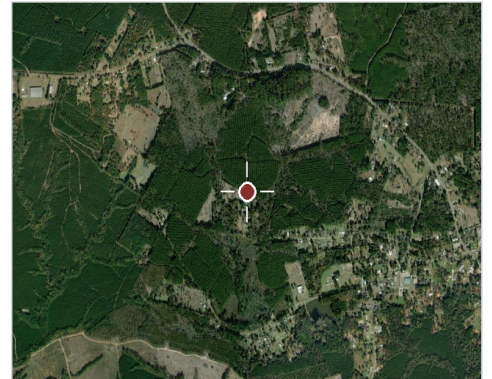
PROPERTY DETAILS

TYPE	ACCESS
Timberland (Natural Pine and Hardwood)	ATV · Dirt Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Gate	R000009191

DOCUMENTS INCLUDED

Sturgis Mill T-17 Map

LOCATION



Sabine County, Texas



Keith Sorrells

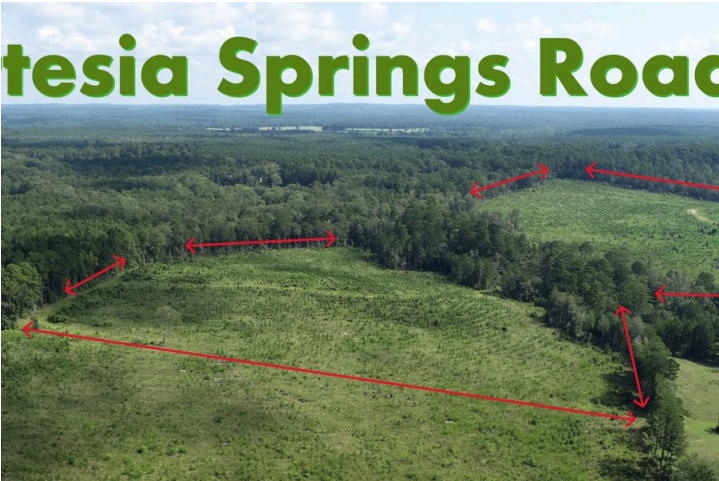
Real Estate Salesperson LA, TX
C: 409.594.5070
keith.sorrells@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



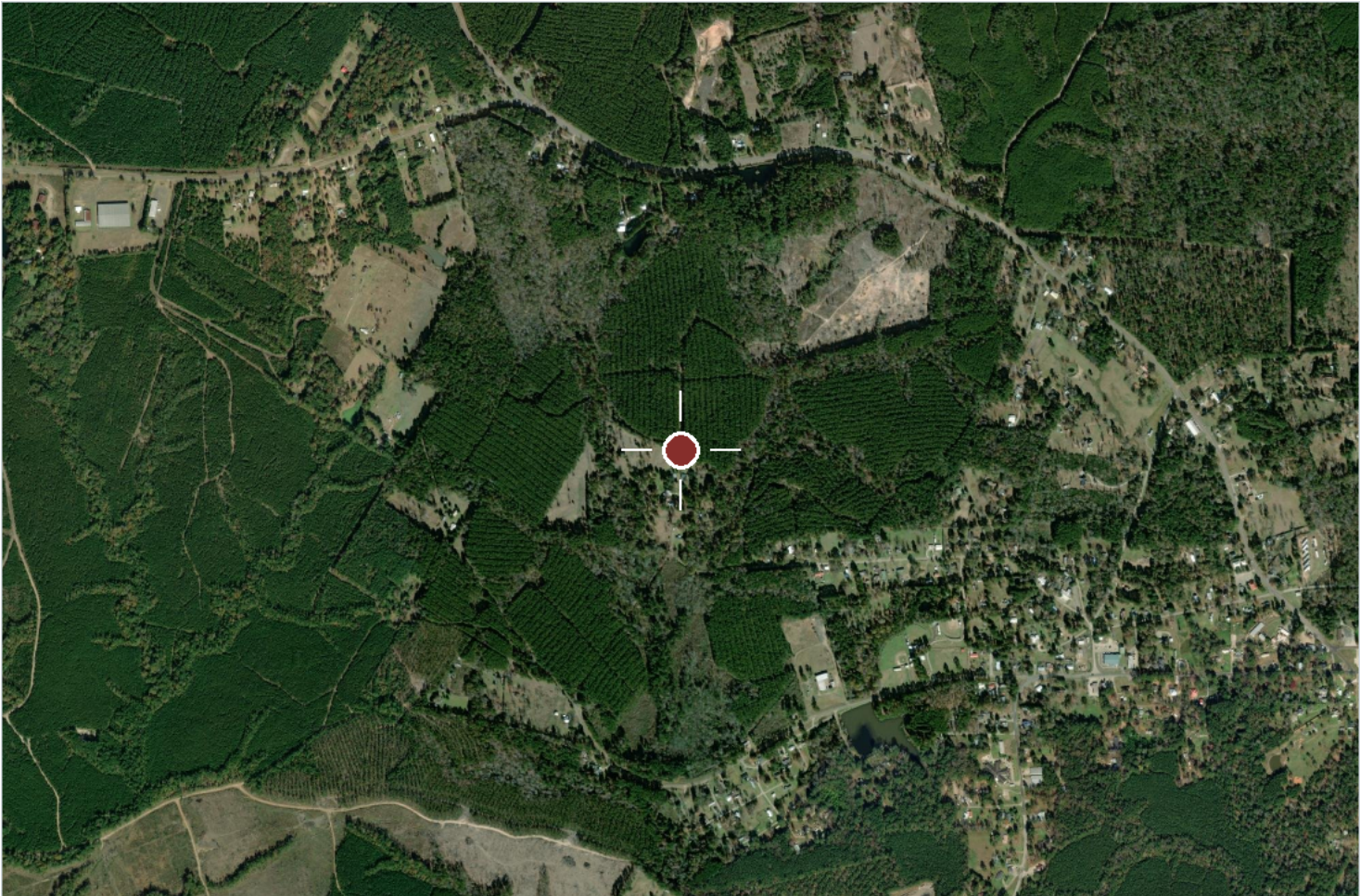
Property Photos

Sturgis Mill T-17 · Sabine County · Texas · Near Hemphill



Location & Access

Sturgis Mill T-17 · Sabine County · Texas · Near Hemphill



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



COUNTY & STATE
Sabine County, Texas

NEAREST CITY
Hemphill

APPROXIMATE CENTRE
31.34762, -93.87291

COUNTY TAX PARCEL IDS
R000009191

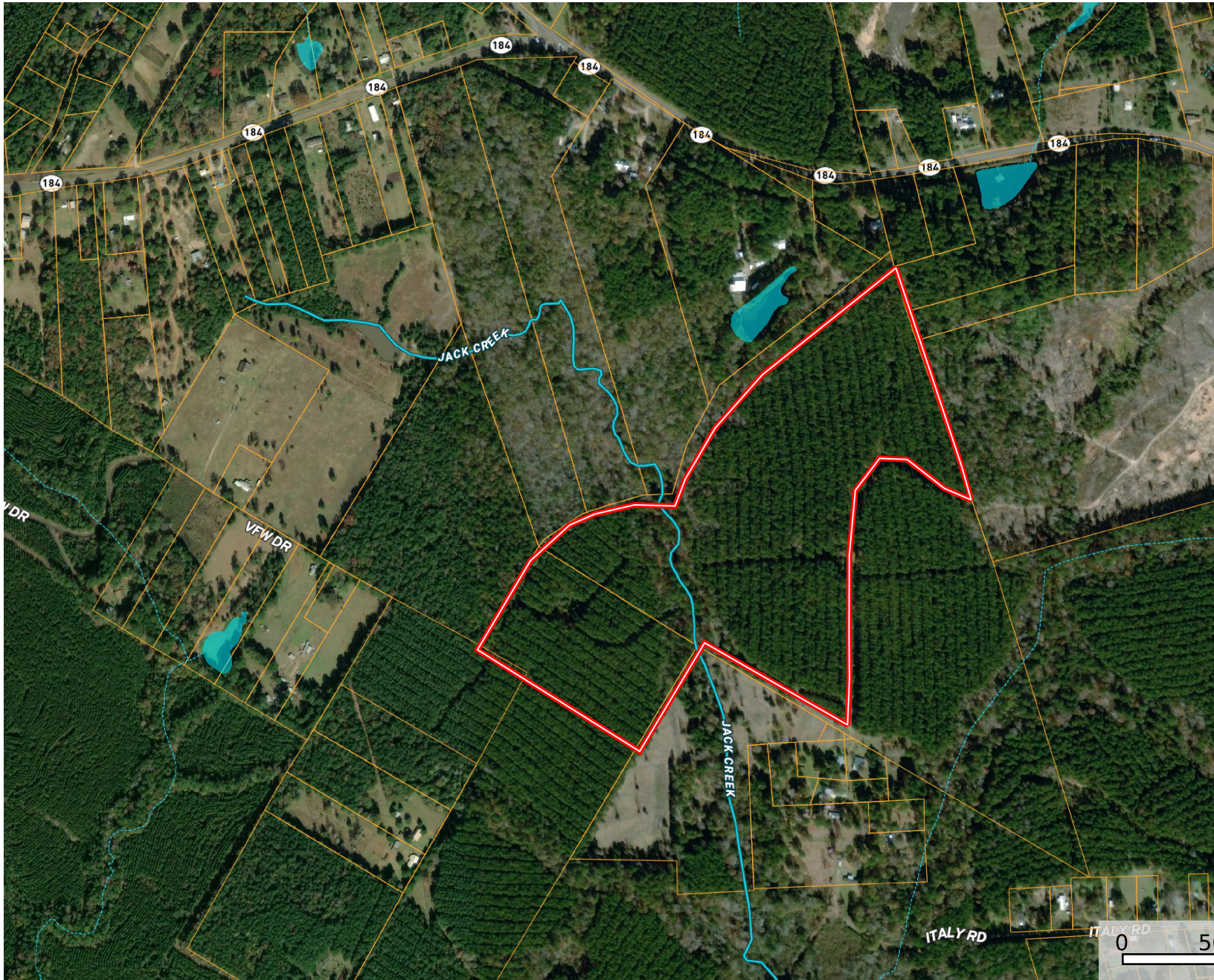
INTERACTIVE MAP



<https://id.land/maps/a46ed1f19a7308f2b9f111ee7ed46844/share>

Regional locator

Sturgis Mill Tract 17
Sabine County, Texas, 58 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Lance Howard
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