



SOLD · SET PRICE

Joseph Walker T-2

± 135 Acres | Sabine County | Texas | Near Hemphill

Prime Timberland with Commercial Potential in Hemphill, TX ±135 Acres

PRICE	PRICE / ACRE	ACREAGE
\$357,750	\$2,650	± 135

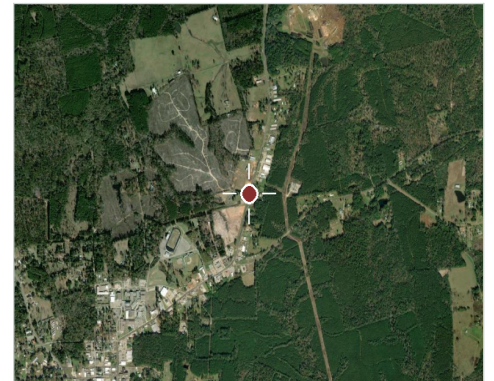
PROPERTY OVERVIEW

Discover a unique opportunity to own 135 acres of prime timberland in the heart of Hemphill, Texas. This property offers a diverse landscape with pre-merchantable pine plantations and Streamside Management Zones (SMZs) featuring old-growth hardwoods. The gentle rolling topography adds character and variety to the land, making it ideal for a range of uses. Located off Highway 87, this property boasts excellent access, with convenient trails that traverse the property for easy navigation. The proximity to Hemphill and Highway 87 frontage presents potential commercial upside, making this an attractive investment for those looking to diversify their portfolio. Water and power utilities are readily available, adding to the property's development potential. The land is currently utilized for timber, but its diverse habitat supports abundant wildlife, including whitetail deer, small mammals, songbirds, and feral hogs, offering exceptional oppo...

PROPERTY DETAILS

TYPE	ACCESS
Development (Commercial)	Dirt Road · Paved Road
UTILITIES	VIEWS
Electric · Public Water	Timber
COUNTY TAX PARCEL IDS	
R000053841	

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



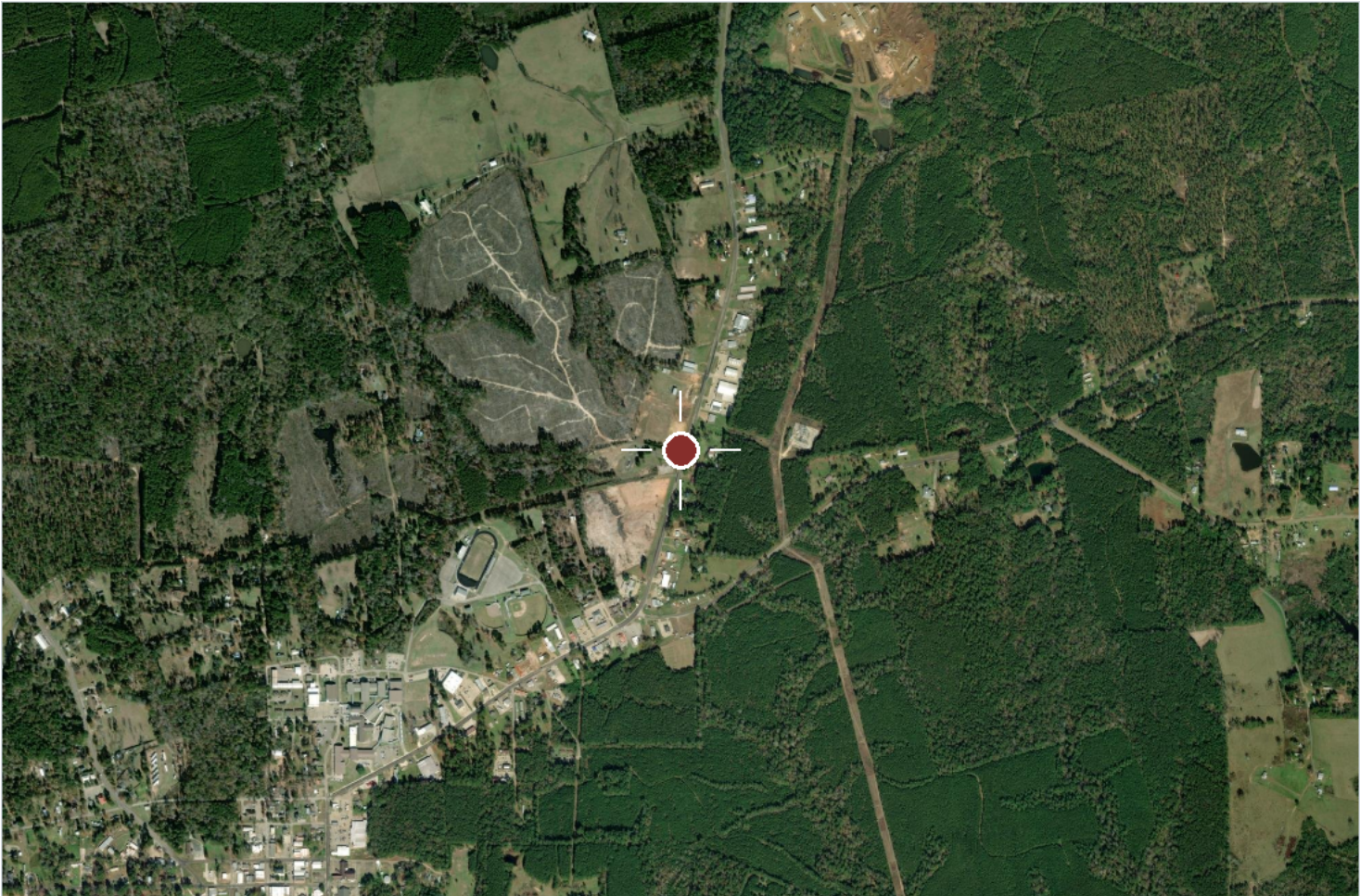
Property Photos

Joseph Walker T-2 · Sabine County · Texas · Near Hemphill



Location & Access

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



Regional locator

COUNTY & STATE
Sabine County, Texas

NEAREST CITY
Hemphill

APPROXIMATE CENTRE
31.35335, -93.8368

COUNTY TAX PARCEL IDS
R000053841

INTERACTIVE MAP



<https://id.land/maps/f9fc4e705a860e2b7f21d1279c4984a2/share>