

ACTIVE · SET PRICE

Alpine Wood - Tract B

± 45 Acres | Sabine County | Texas | Near Milam

Seclusion and Natural Beauty

PRICE	PRICE / ACRE	ACREAGE
\$337,500	\$7,500	± 45

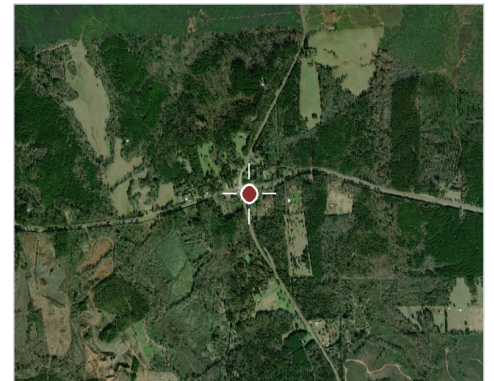
PROPERTY OVERVIEW

Imagine owning land in the heart of beautiful Toledo Bend Country bordering Sabine National Forest. This opportunity offers a unique blend of seclusion and natural beauty, perfect for those seeking a peaceful retreat or an incredible investment. The land is densely wooded, providing a natural habitat for wildlife and a picturesque landscape. With its close proximity to Toledo Bend, one of the largest man-made reservoirs in the United States, and a top 100 Bass Fishing Lake, you can enjoy fishing, boating, and other water activities. This property is ideal for building a dream home, setting up a retreat, developing recreational facilities, or just a perfect escape from the hustle and bustle of everyday life. Located in Hemphill ISD. This is one of five parcels included in our 231-acre Alpin...

PROPERTY DETAILS

TYPE Acreage Estates (Fishing) · Development (Home/Cabin site) · Recreation (Hunting Plantations / Ranch) · Timberland (Mixed Hardwood)	ACCESS Legal Access · Paved Road · Multiple
UTILITIES Electric · Public Water	WATER FEATURES Creeks / Streams
VIEWS Timber · Lake	IMPROVEMENTS Roads
COUNTY TAX PARCEL IDS R000067601	

LOCATION



Sabine County, Texas



Cathie Rolf

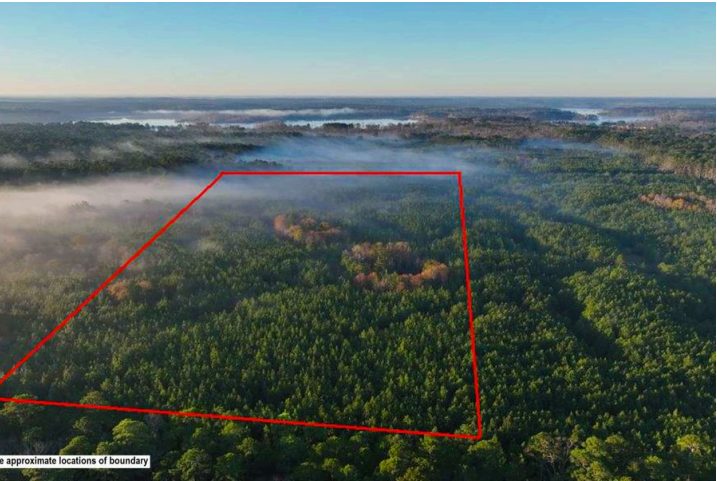
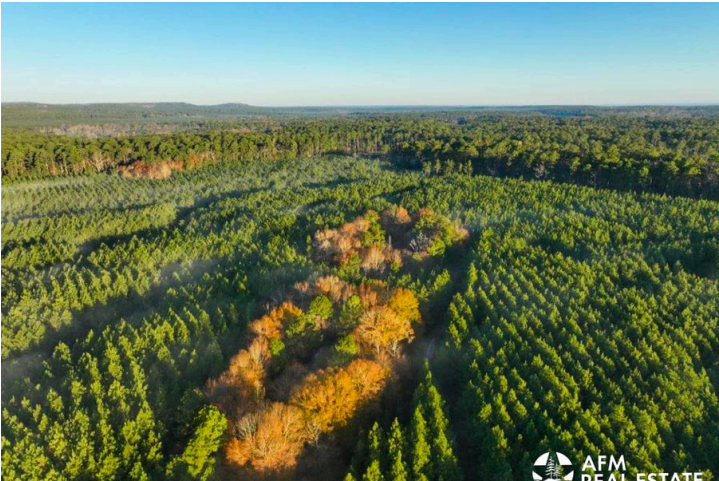
Real Estate Salesperson, TX
C: 903.245.9165
Cathie.Rolf@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



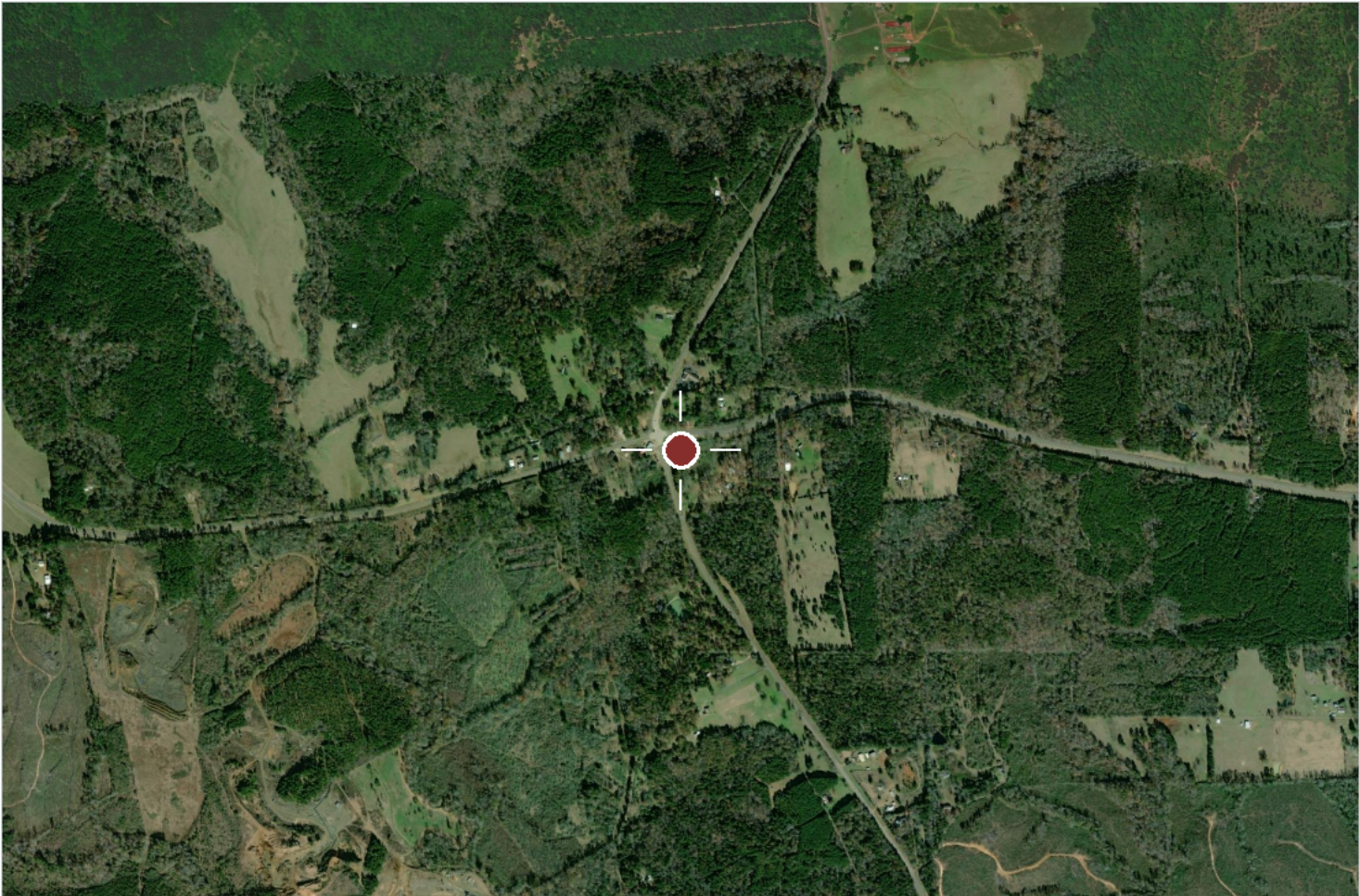
Property Photos

Alpine Wood - Tract B · Sabine County · Texas · Near Milam



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
Milam

APPROXIMATE CENTRE
31.4324, -93.84574

COUNTY TAX PARCEL IDS
R000067601