

ACTIVE · SET PRICE

Alpine Wood - Tract E

± 27 Acres | Sabine County | Texas | Near Milam

Seclusion and Natural Beauty

PRICE \$216,000	PRICE / ACRE \$8,000	ACREAGE ± 27
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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 Alpine Woods offering. This is Tract E of our Alpine Woods offering, being 27 acres, more or less. This tract has road frontage on Alpine Road and Twin Cedar Drive. Buy one, buy all!

PROPERTY DETAILS

TYPE

Development (Home/Cabin site) ·
Recreation (Hunting Plantations / Ranch) ·
Timberland (Bottomland Hardwood)

ACCESS

Legal Access · Paved Road · Multiple

UTILITIES

Electric · Public Water

WATER FEATURES

Creeks / Streams

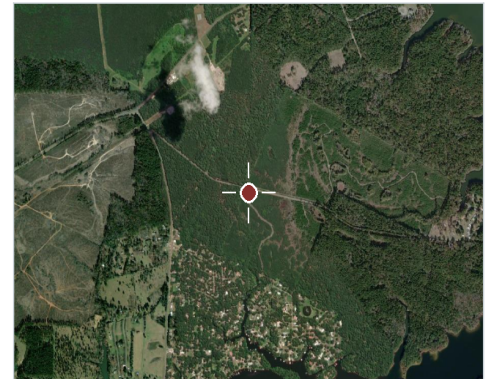
VIEWS

Timber · Lake

COUNTY TAX PARCEL IDS

R000067601

LOCATION



Sabine County, Texas



Eric Gage

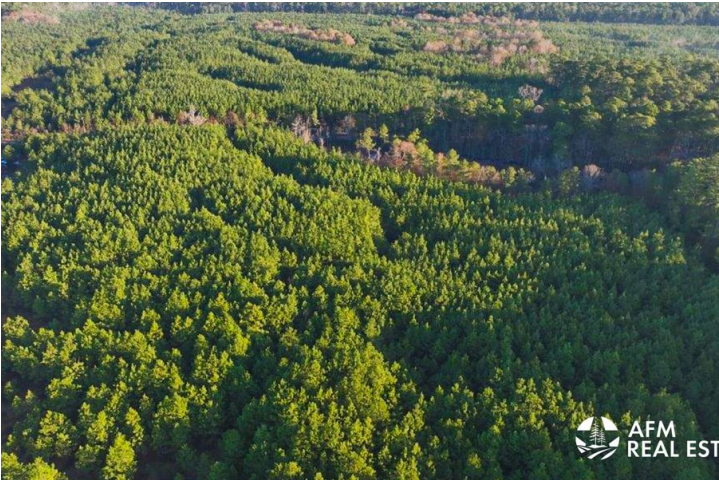
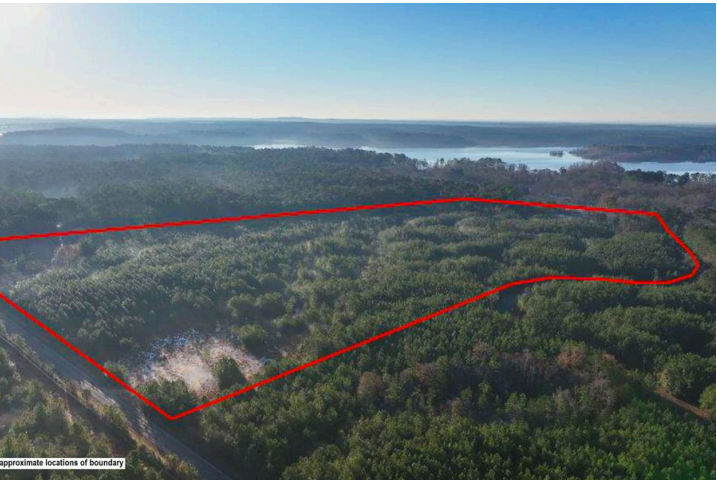
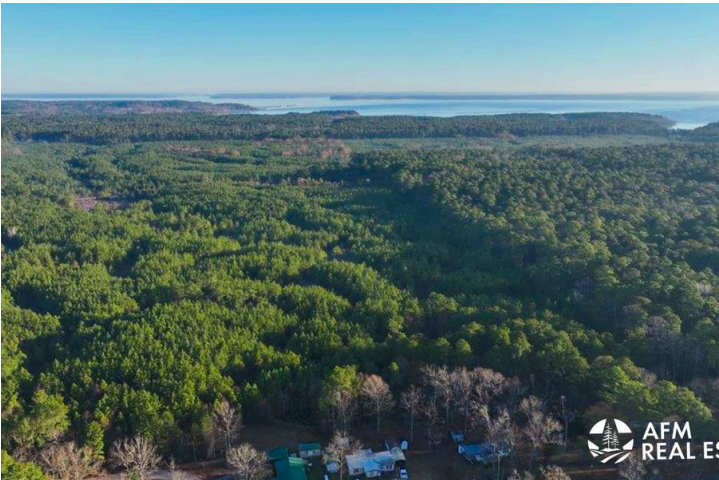
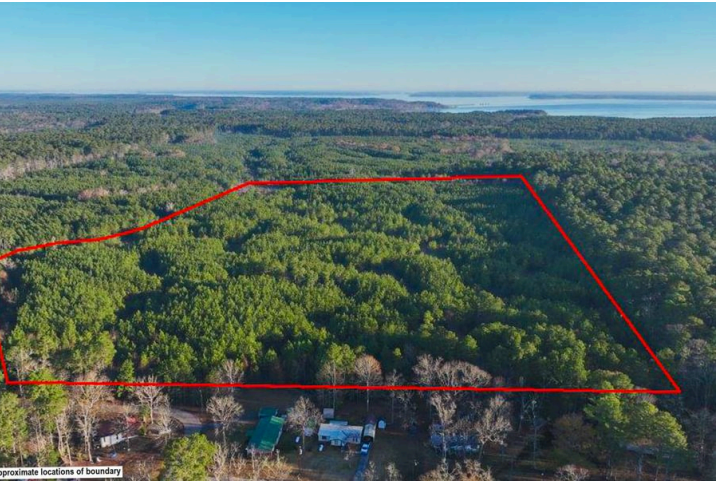
South Central Real Estate Manager
O: 936.676.7034 C: 936.676.7034
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Principal Broker: Eric Gage (Texas)
Co-Listing: Cathie Rolf · 903.245.9165

SCAN TO VIEW



Property Photos

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

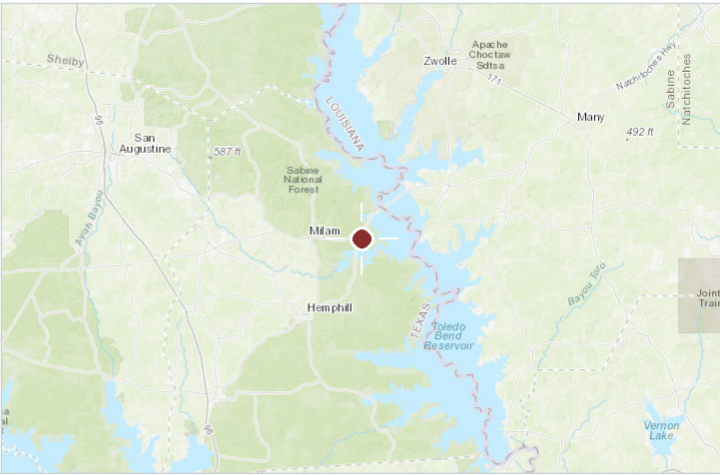


Location & Access

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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
31.43035, -93.77345

COUNTY TAX PARCEL IDS
R000067601

INTERACTIVE MAP



<https://id.land/maps/4f386b9e6a4dc590f51ef58662e64485/share>