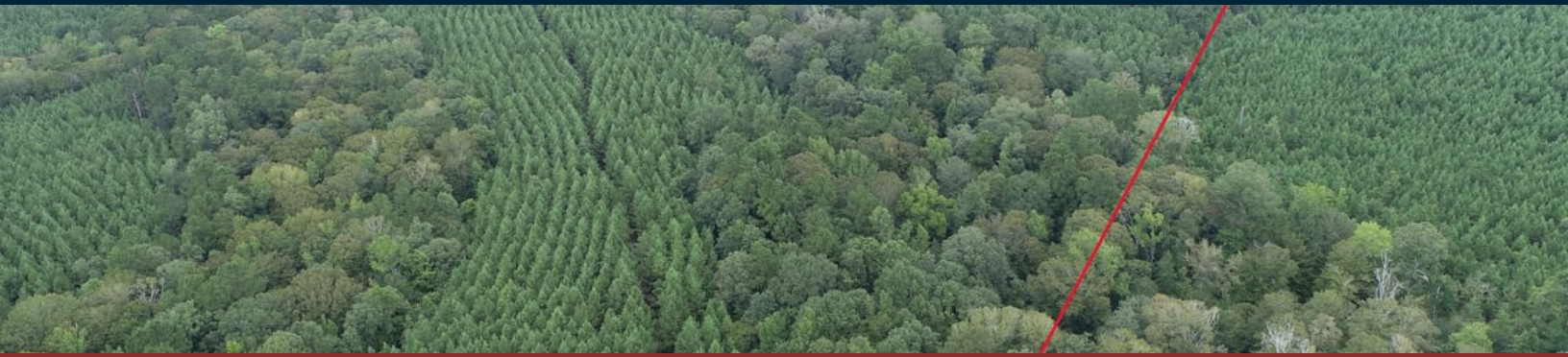




ACTIVE · SET PRICE

Ener Plantation

± 77 Acres | Sabine County | Texas | Near Yellowpine

Ener Plantation 76.6 Acres

PRICE	PRICE / ACRE	ACREAGE
\$337,040	\$4,400	± 77

PROPERTY OVERVIEW

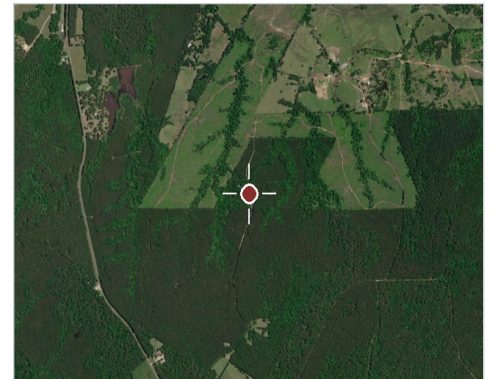
Located near Yellowpine, Texas, this ±76.6-acre timberland retreat offers a stunning mix of rolling pine-hardwood uplands and breathtaking hardwood bottoms. The property features well-established pine plantations alongside mature mixed hardwoods in the lower elevations, creating a diverse landscape ideal for both timber investment and recreation. Access is secured with a locked gate at the entrance, ensuring privacy while still providing convenient connectivity. Situated between Sam Rayburn and Toledo Bend, this tract is in a prime location for outdoor enthusiasts looking for a multi-use property with timber potential, hunting opportunities, and endless recreational possibilities. The property is home to whitetail deer, feral hogs, and evidence of wild turkey, making it a haven for sportsmen. Whether you're looking for hunting, hiking, camping, or simply enjoying the beauty of East Texas hardwoods, Ener Plantation offers it all. This ti...

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Dirt Road
WATER FEATURES	VIEWS
Creeks / Streams	Timber
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Gate	R000029571

DOCUMENTS INCLUDED
MMP soil map · Tract 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



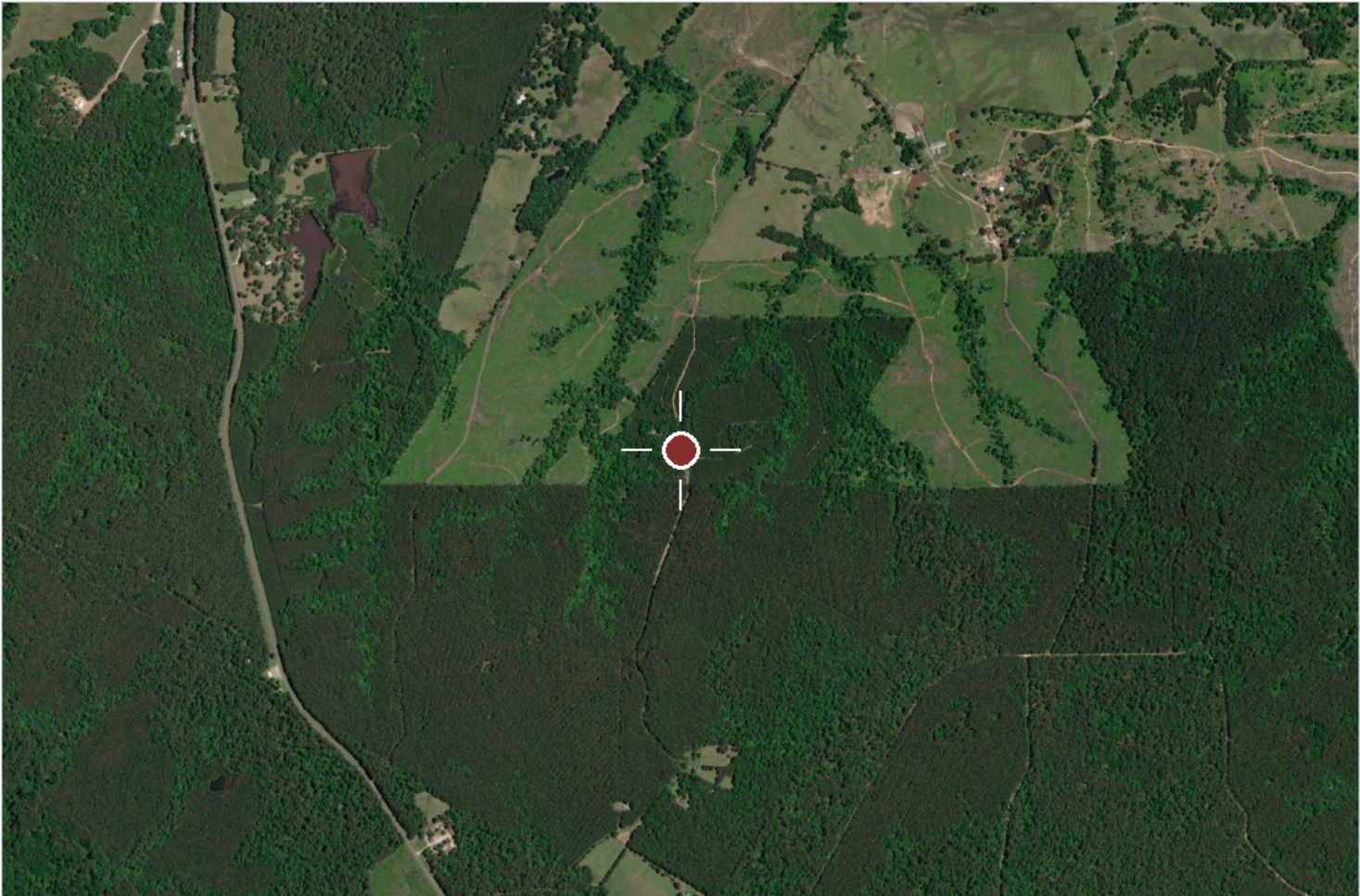
Property Photos

Ener Plantation · Sabine County · Texas · Near Yellowpine



Location & Access

Ener Plantation · Sabine County · Texas · Near Yellowpine



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
Yellowpine

APPROXIMATE CENTRE
31.28572, -93.82854

COUNTY TAX PARCEL IDS
R000029571

INTERACTIVE MAP



<https://id.land/maps/192b2f18f363df879f39d9d5f10d9dbc/share>



0 265 530 1,060 Feet



Soils Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>

Soil Area

Symbol	Name	Acres	Percent
MsD	Moswell loam, 5 to 15 percent slopes	57.3	70.3%
LnB	Lovelady loamy fine sand, 1 to 5 percent slopes	12.2	14.9%
KuB	Kurth fine sandy loam, 1 to 3 percent slopes	6.7	8.2%
RsB	Rosenwall fine sandy loam, 1 to 5 percent slopes	4.6	5.6%
MsB	Moswell loam, 1 to 5 percent slopes	0.8	0.9%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
MsD	9.7	Severe	None	Well drained	0	5.3
LnB	3	Moderate	None	Well drained	0	5.3
KuB	2.1	Slight	None	Moderately well drained	0	5.8
RsB	2.9	Moderate	None	Moderately well drained	0	5.5
MsB	3	Moderate	None	Well drained	0	5.9

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
MsD	F133BY004TX	Loamy Claypan Upland
LnB	F133BY007TX	Southern Sandy Loam Upland
KuB	F133BY007TX	Southern Sandy Loam Upland
RsB	F133BY003TX	Loamy Over Clayey Upland
MsB	F133BY004TX	Loamy Claypan Upland

Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
MsD	80	loblollypine		114
LnB	95	loblollypine		143
KuB	90	sweetgum		129
RsB	76	loblollypine		100
MsB	84	loblollypine		114

Version

Symbol	Soil Survey Area	Tabular	Spatial
MsD	v24, Aug 30, 2024	v24, Aug 30, 2024	v8, Sep 12, 2019
LnB	v24, Aug 30, 2024	v24, Aug 30, 2024	v8, Sep 12, 2019
KuB	v24, Aug 30, 2024	v24, Aug 30, 2024	v8, Sep 12, 2019
RsB	v24, Aug 30, 2024	v24, Aug 30, 2024	v8, Sep 12, 2019
MsB	v24, Aug 30, 2024	v24, Aug 30, 2024	v8, Sep 12, 2019

Source of Soil Information: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>.

Ener plantation
Sabine County, Texas, 76.6 AC +/-

