



ACTIVE · SET PRICE

Texla Woods

± 168 Acres | Orange County | Texas | Near Mauriceville

±168 acre hunting tract near Beaumont

PRICE	PRICE / ACRE	ACREAGE
\$606,240	\$3,600	± 168

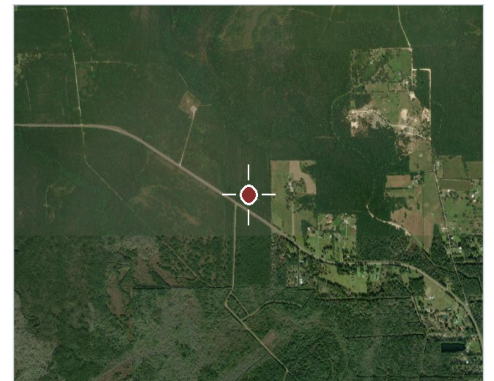
PROPERTY OVERVIEW

Texla Woods is a terrific mix of pine land and bottomland that really brings the deer and other wildlife running! This ±168 acre tract has paved road frontage along Texla Road. Once you get into the property you quickly lose touch with the rest of the world among the dense woods. The merchantable sized pine trees give way to a hardwood slough, which will give hunters a thrill. While there is not currently power to the tract, it isn't too far away, so a house or cabin might be in your future plans for this property. The FEMA map does not show any floodplain, but there are definitely wet areas. The road frontage is approximately 1400 feet and it is an easy drive into Beaumont or Orange, Texas and less than 2 hours to much of Houston. There are good markets for timber in the area, so there is potential for timber sale revenue off of this tract. If you can see you and your family and friends camping, hunting and just enjoying the outdoors, then you will be able to make it happen on this property.

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Legal Access · Paved Road
VIEWS	COUNTY TAX PARCEL IDS
Timber	17244

LOCATION



Orange County, Texas



Eric Gage

South Central Real Estate Manager
O: 936.676.7034 C: 936.676.7034
eric.gage@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



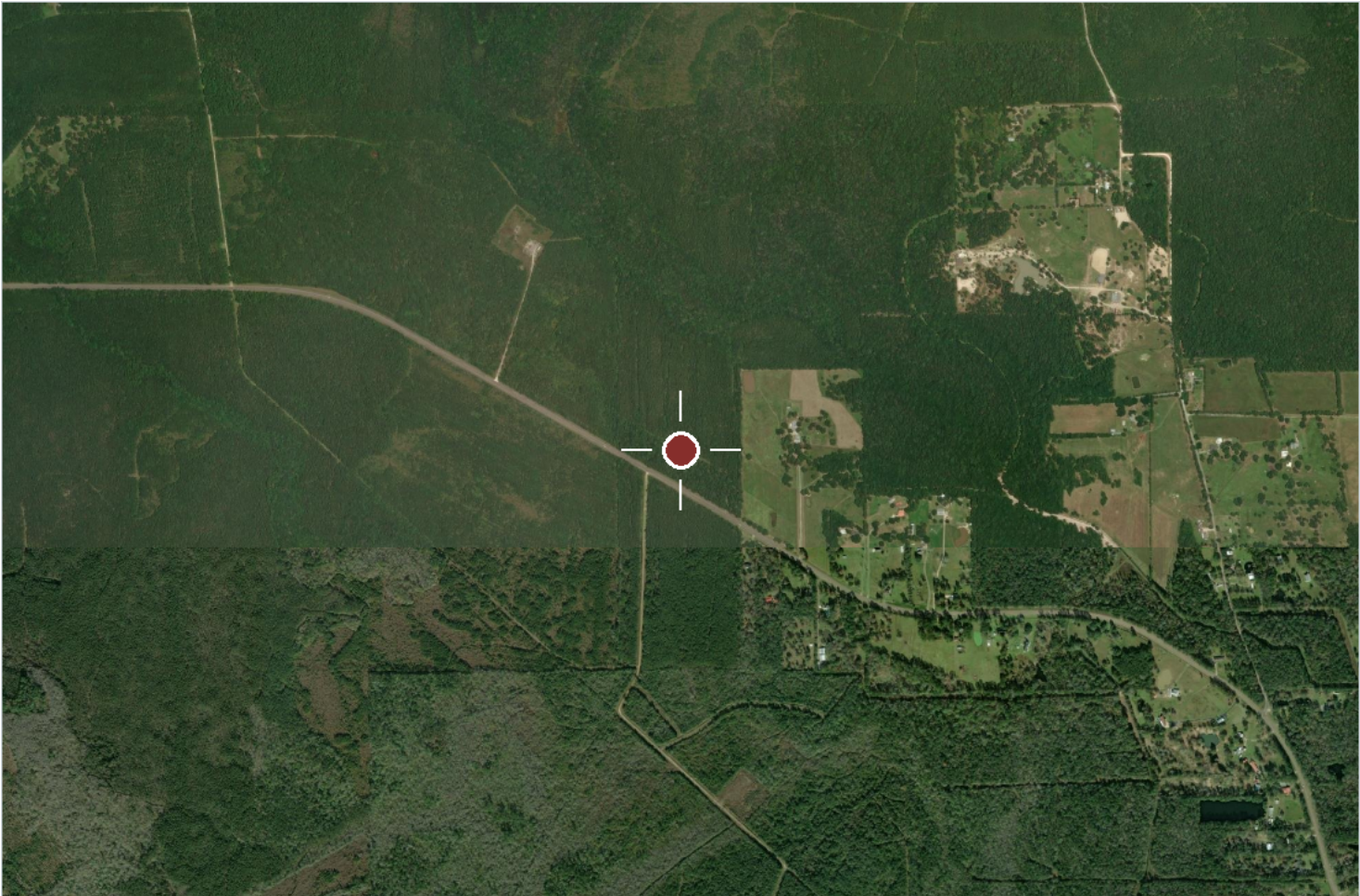
Property Photos

Texla Woods · Orange County · Texas · Near Mauriceville

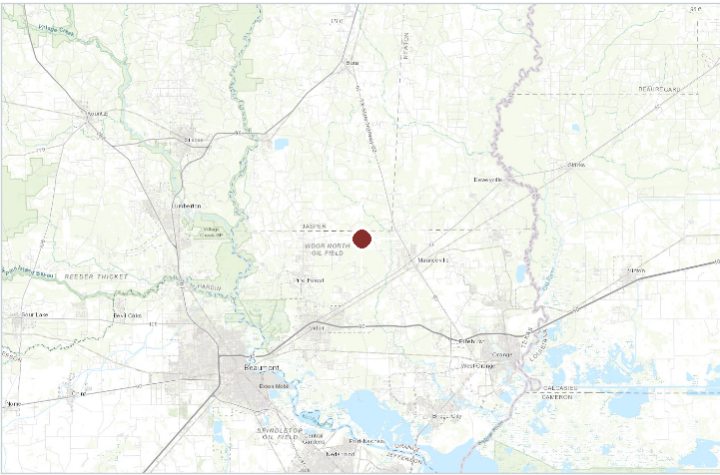


Location & Access

Texla Woods · Orange County · Texas · Near Mauriceville



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



Regional locator

COUNTY & STATE
Orange County, Texas

NEAREST CITY
Mauriceville

APPROXIMATE CENTRE
30.23321, -93.94216

COUNTY TAX PARCEL IDS
17244

INTERACTIVE MAP



<https://id.land/maps/d862759093c4edff11ab453bc3ac3c70/share>