

ACTIVE · SET PRICE

Alpine Wood - Tract C-2

± 61 Acres | Sabine County | Texas | Near Milam

Seclusion and Natural Beauty

PRICE	PRICE / ACRE	ACREAGE
\$457,500	\$7,500	± 61

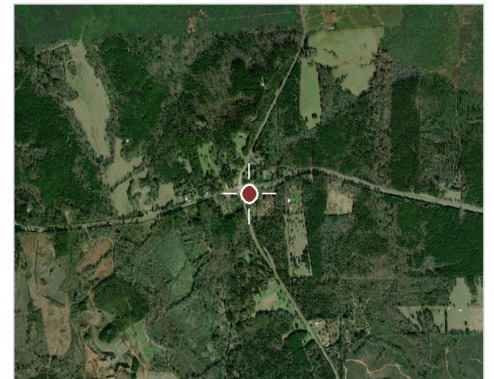
PROPERTY OVERVIEW

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 Alpi...

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 R000062291	

LOCATION



Sabine County, Texas


Cathie Rolf

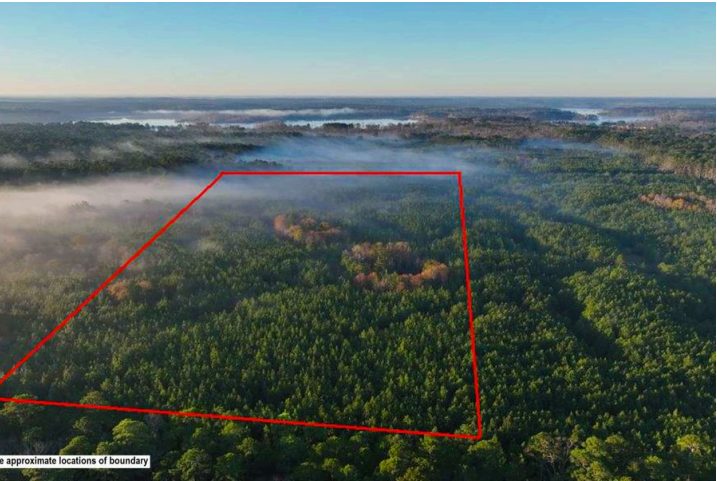
Real Estate Salesperson, TX
C: 903.245.9165
Cathie.Rolf@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



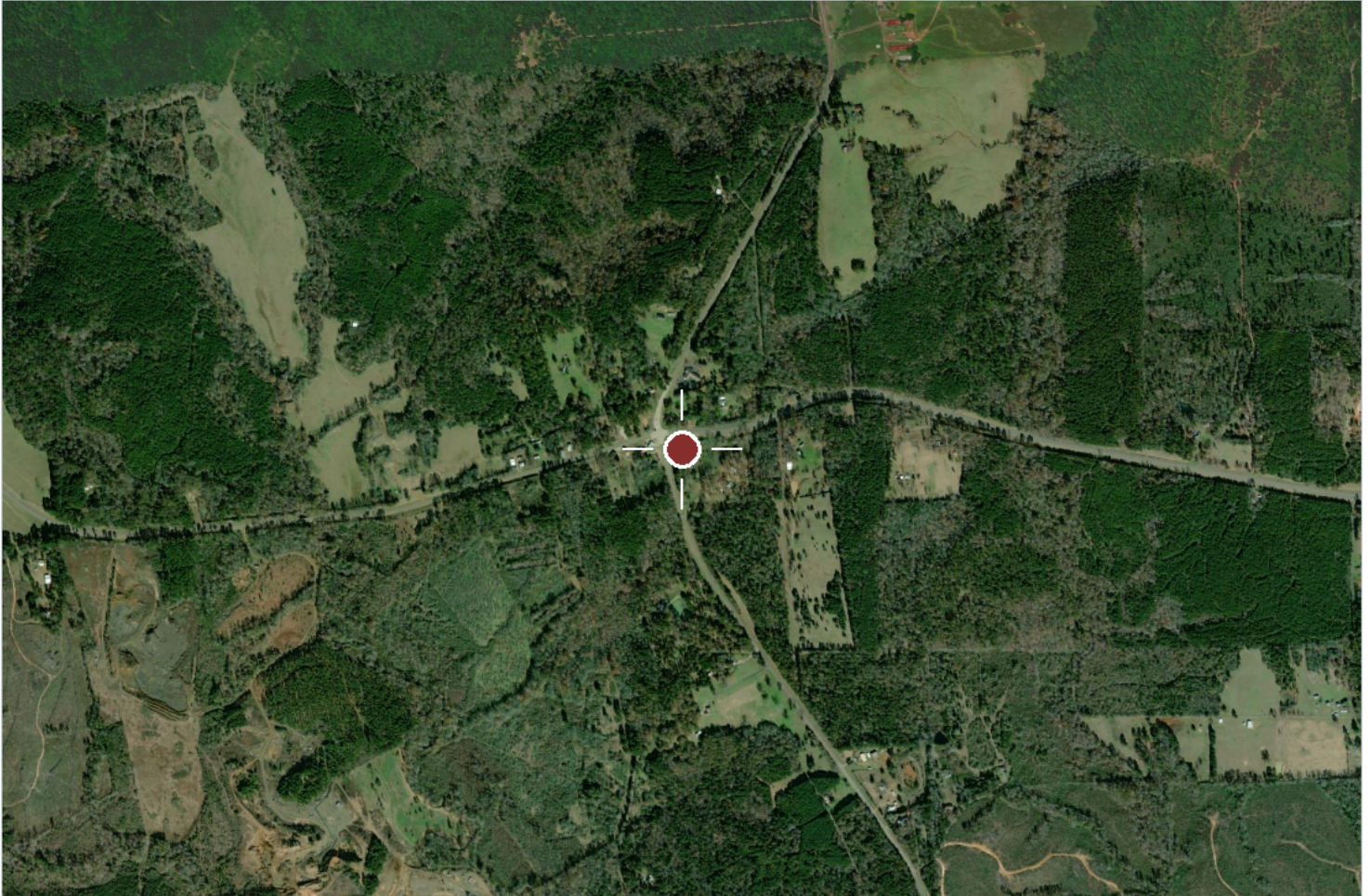
Property Photos

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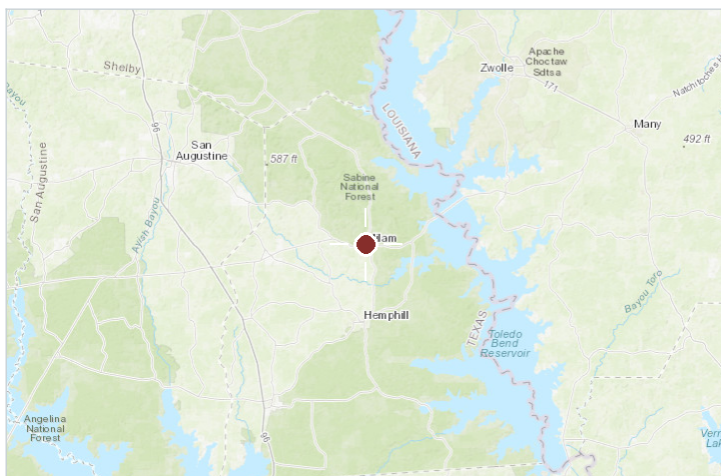


Location & Access

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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

R000062291

INTERACTIVE MAP



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