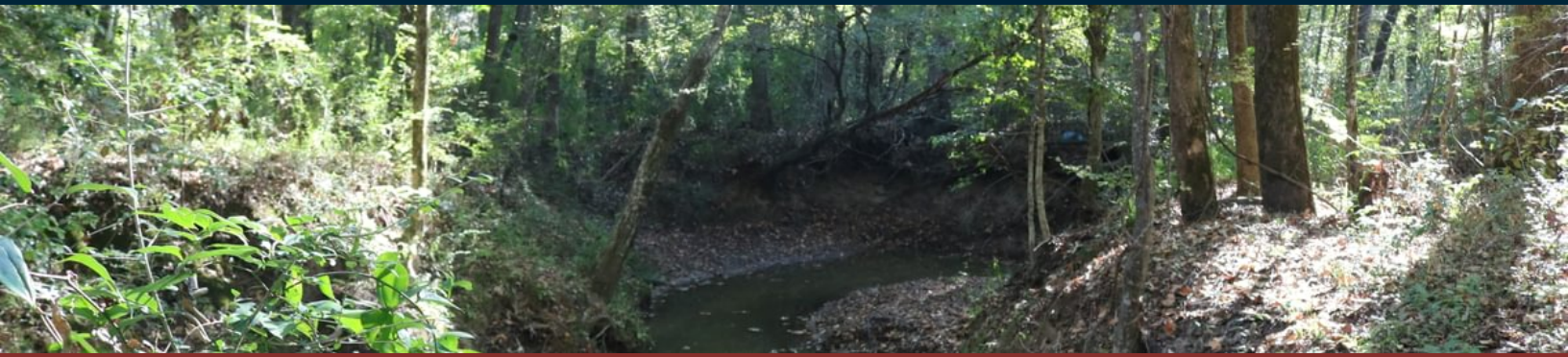




ACTIVE · SET PRICE

Bayou Bend Road Tract 1

± 31 Acres | Sabine County | Texas | Near Hemphill

Bayou Bend Road Tract 1

PRICE	PRICE / ACRE	ACREAGE
\$141,825	\$4,575	± 31

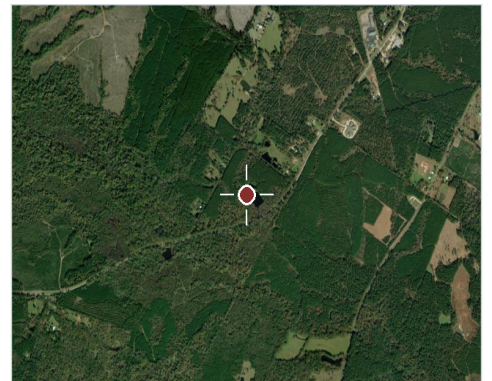
PROPERTY OVERVIEW

Exceptional opportunity to own a well-managed timberland tract in Sabine County Texas. This property features paved road frontage on FM 83 and gravel road frontage on Bayou Bend Road. Bayou Bend Tract 1 is being offered as a ±31 acre tract, with the scenic Housen Bayou flowing through, combining natural water features with well-managed timberland. The tract has ample streamside management zones, consisting of mature mixed hardwood pine forest, and recently planted loblolly pine upland forest. There is abundant wildlife in the area, the tract is conveniently located near Toledo Bend, Sam Rayburn and Sabine National Forest. The location is only minutes from charming and historic Hemphill Texas. This is the initial offering of the property to the public.

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Dirt Road · Paved Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	R000052741

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



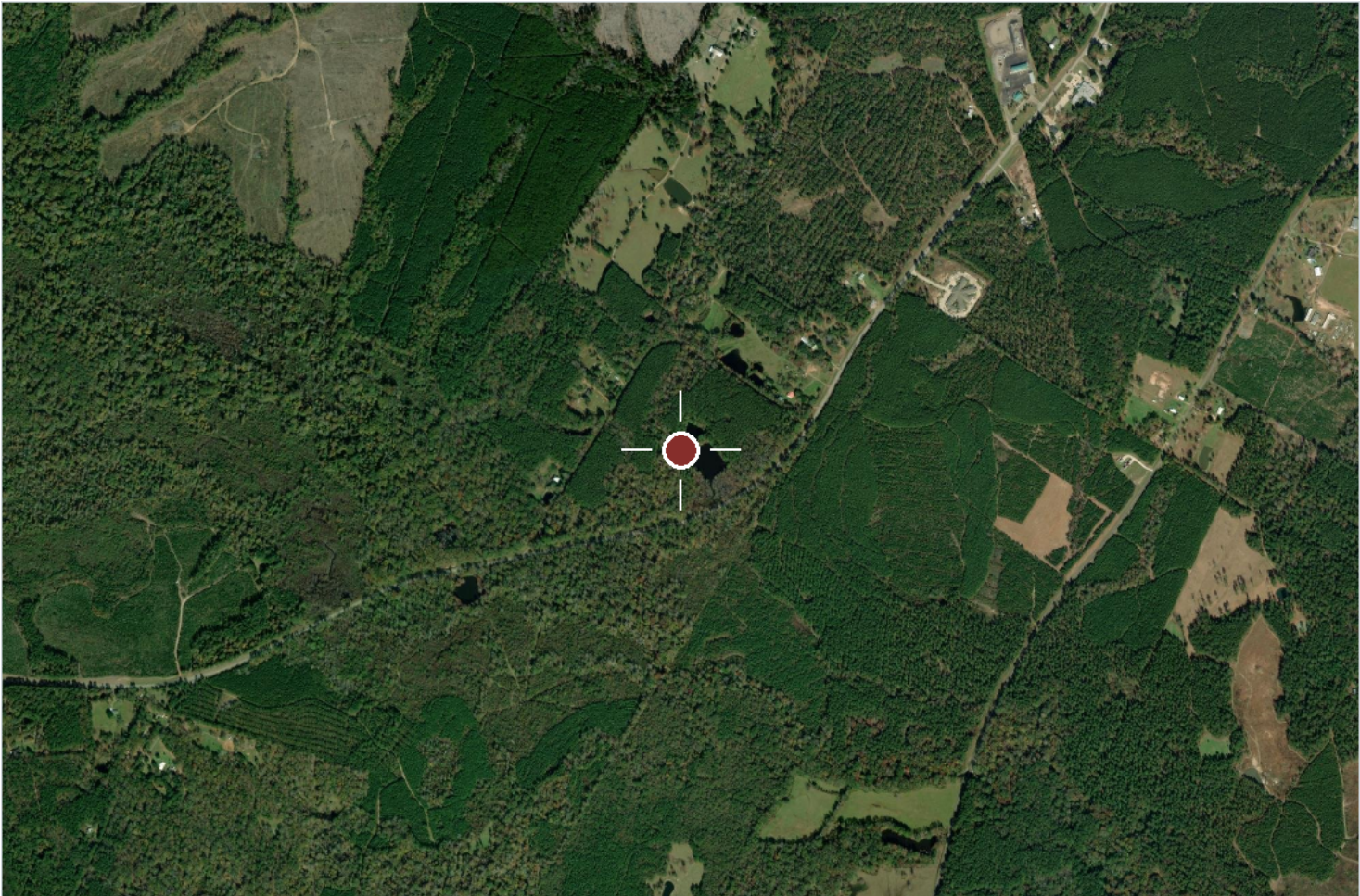
Property Photos

Bayou Bend Road Tract 1 · Sabine County · Texas · Near Hemphill



Location & Access

Bayou Bend Road Tract 1 · Sabine County · Texas · Near Hemphill



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
Hemphill

APPROXIMATE CENTRE
31.32421, -93.87566

COUNTY TAX PARCEL IDS
R000052741

INTERACTIVE MAP



<https://id.land/maps/05cdcfb07da52dfa0f89119938730a92/share>