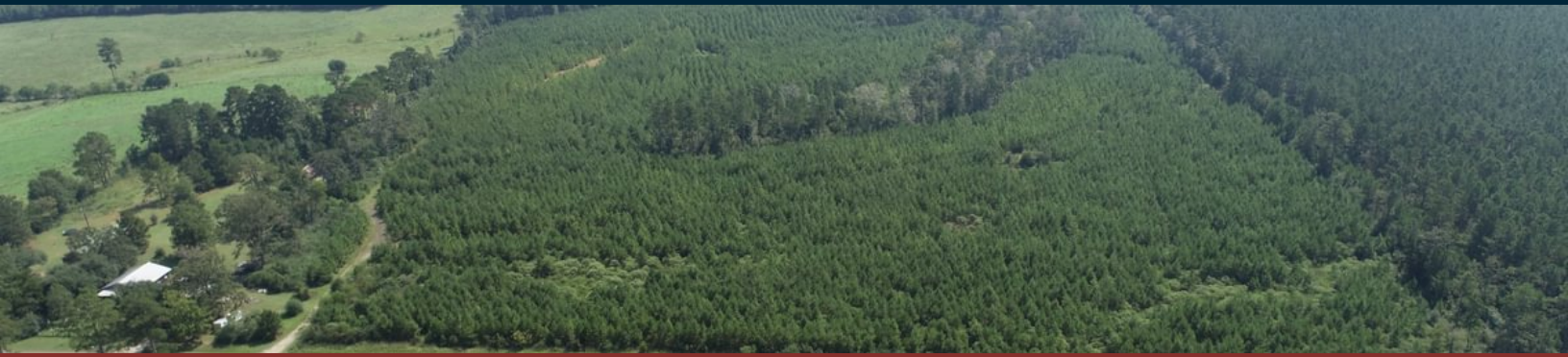




ACTIVE · SET PRICE

Clear Branch Tract 2

± 54 Acres | San Augustine County | Texas | Near San Augustine

[Clear Branch Tract 2 | ±54 Acres | San Augustine County, TX](#)

PRICE	PRICE / ACRE	ACREAGE
\$268,650	\$4,975	± 54

PROPERTY OVERVIEW

First Offering: Established Timber Investment with Prime FM 1751 Frontage Investment and Forest Profile • Pine Plantation: The majority of the acreage features a well-established stand of genetically improved planted loblolly pine, providing a clear path to future timber revenue. • Mature Natural Buffer: Includes a ±12-acre natural stand of mature mixed pine-hardwood, offering immediate aesthetic appeal and excellent wildlife habitat for hunting. • Superior Soil Quality: Highly productive sandy loam over clay upland. This well-drained soil profile supports diverse applications, from high-yield forestry to permanent residential building sites. Prime Location and Access • High-Utility Frontage: Boasts generous frontage on FM 1751, ensuring easy year-round access and increasing the property's long-term development potential. • Topography: Located in the scenic rolling hills of San Augustine, providing excellent natural drainage and multipl...

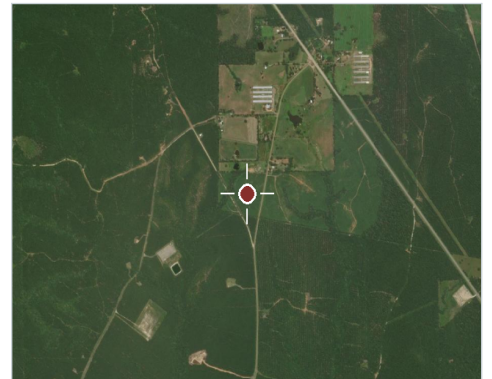
PROPERTY DETAILS

TYPE	ACCESS
Acreage Estates (Sportsman Plantation)	Paved Road
UTILITIES	VIEWS
Electric	Timber

COUNTY TAX PARCEL IDS
0009206

DOCUMENTS INCLUDED
Tract Locator · Tract map · soil map

LOCATION

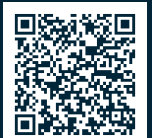


San Augustine County, Texas



Keith Sorrells
Real Estate Salesperson LA, TX
C: 409.594.5070
keith.sorrells@afmforest.com
Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



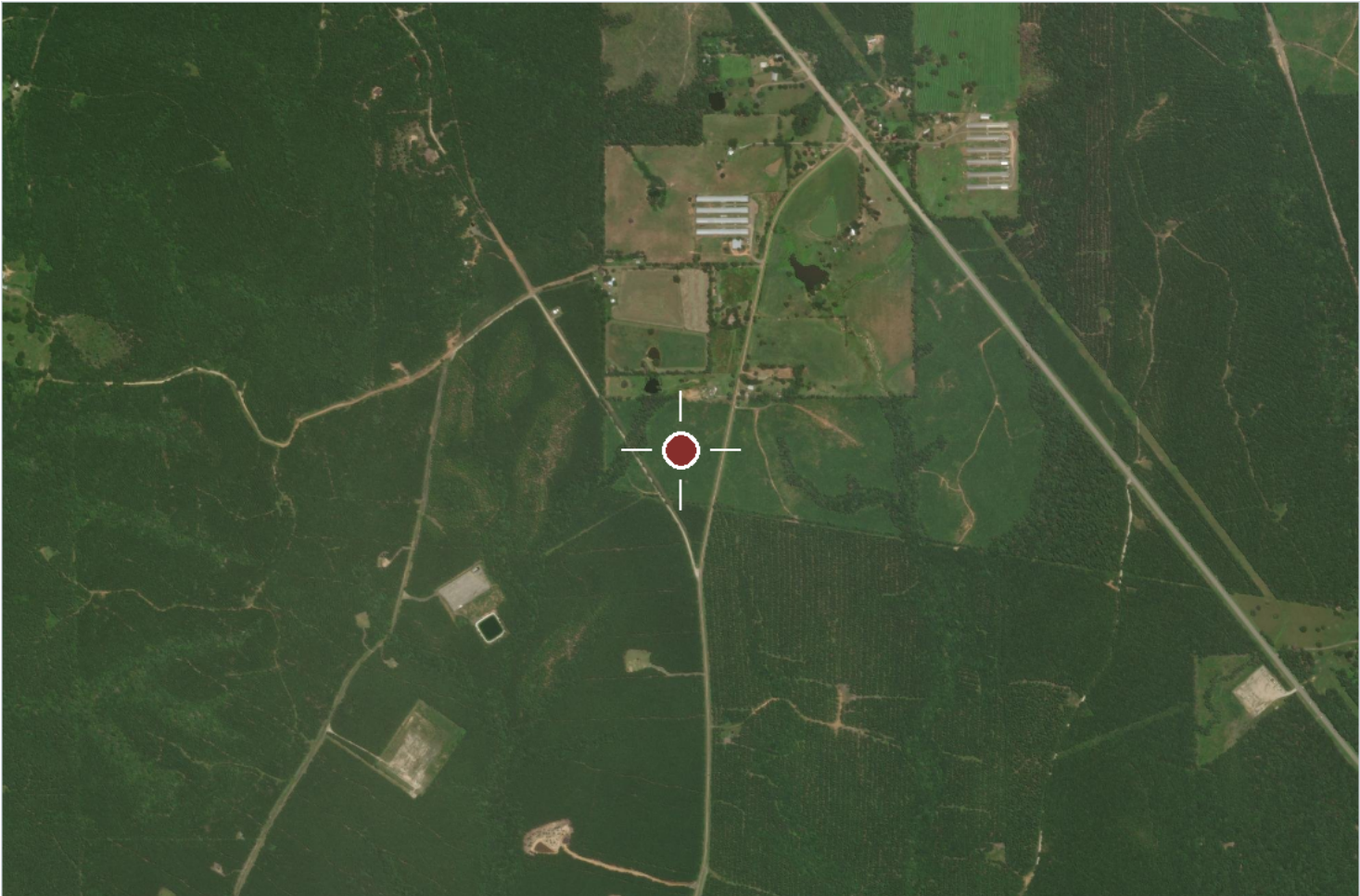
Property Photos

Clear Branch Tract 2 · San Augustine County · Texas · Near San Augustine

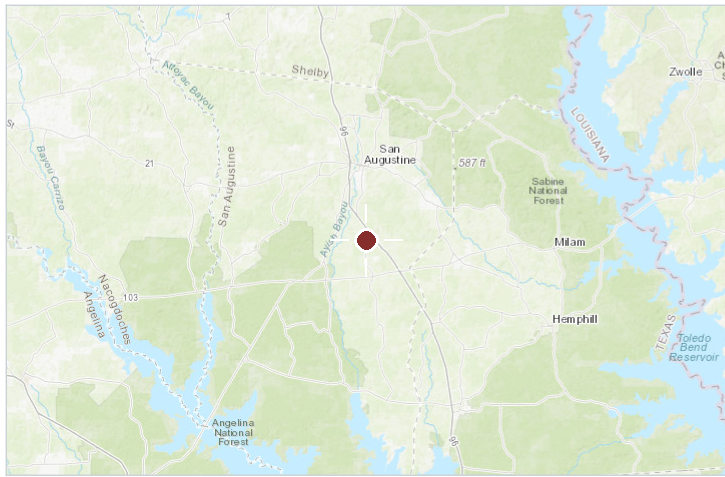


Location & Access

Clear Branch Tract 2 · San Augustine County · Texas · Near San Augustine



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



Regional locator

COUNTY & STATE
San Augustine County, Texas

NEAREST CITY
San Augustine

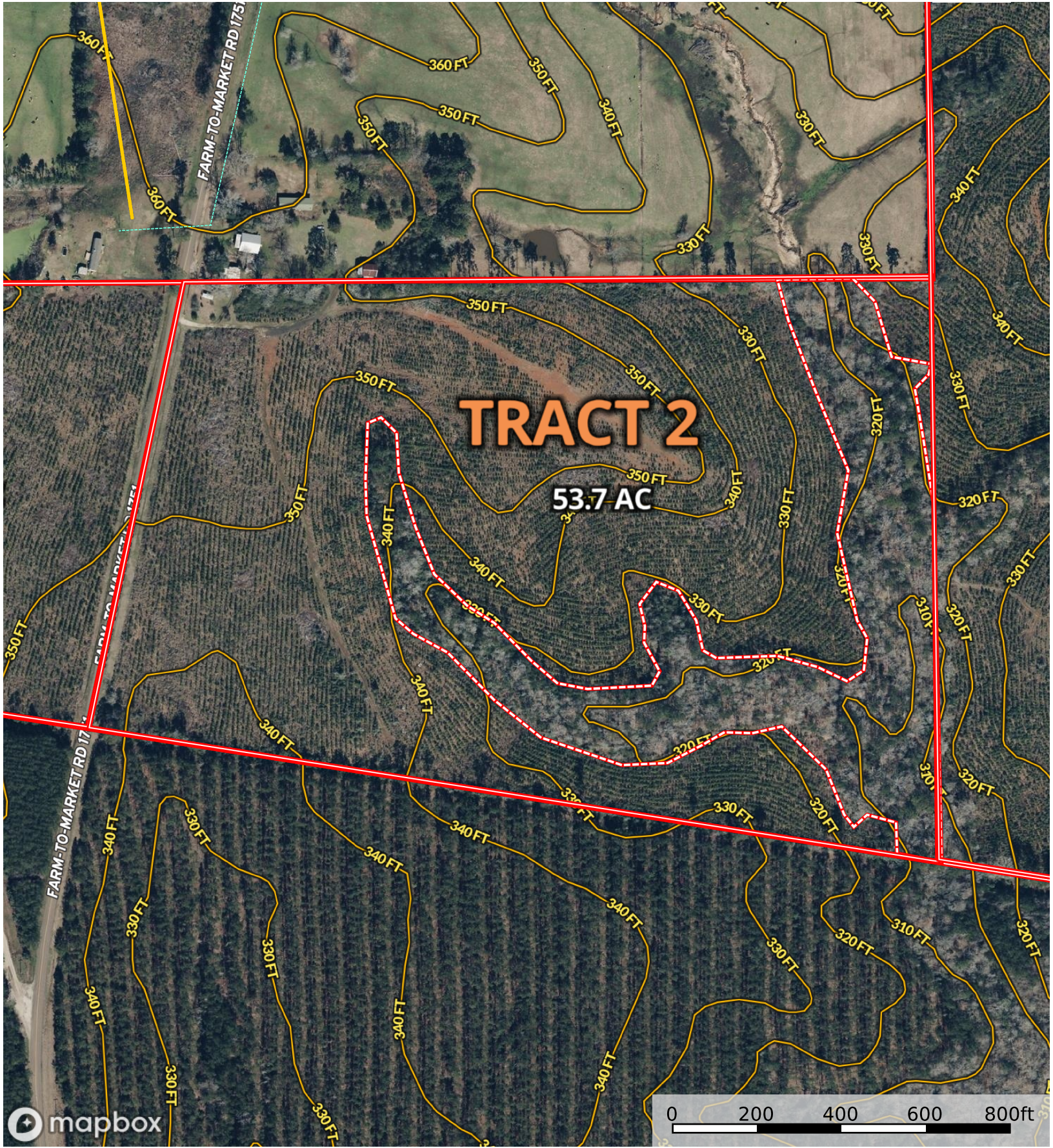
APPROXIMATE CENTRE
31.44174, -94.10373

COUNTY TAX PARCEL IDS
0009206

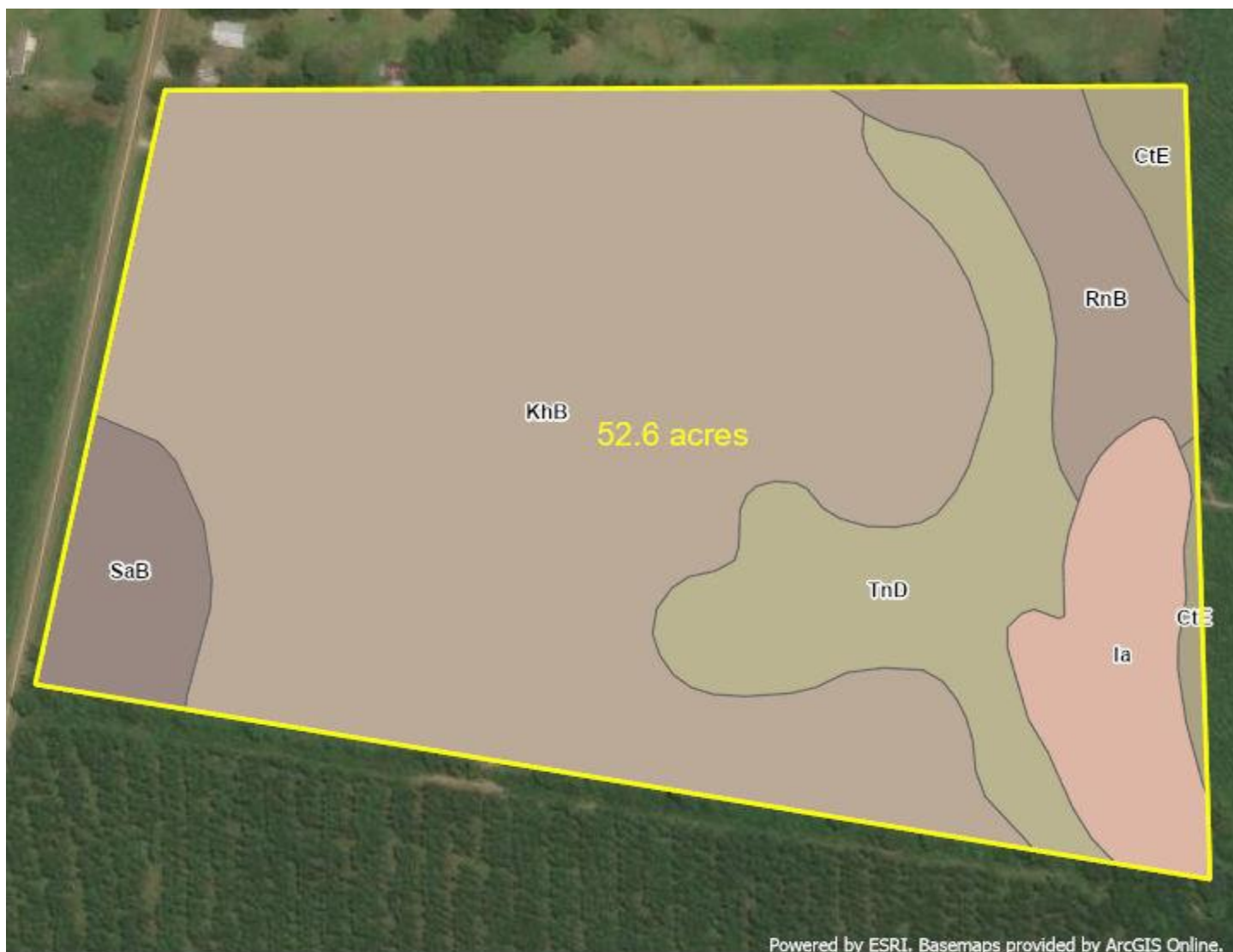
INTERACTIVE MAP



<https://id.land/maps/15853cd1cbab4b85b35327982ef18797/share>



- Direction
- Transmission Line 5
- Transmission Line 4
- Transmission Line 3
- Transmission Line 1
- Boundary
- Boundary
- Boundary



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
KhB	Kirvin fine sandyloam, 1 to 5 percent slopes	34.0	64.6%
TnD	Tenaha loamy fine sand, 5 to 15 percent slopes	7.3	13.8%
Ia	Iulus fine sandy loam, 0 to 1 percent slopes, occasionally flooded	4.0	7.5%
RnB	Rentzel loamy fine sand, 0 to 5 percent slopes	3.6	6.9%
SaB	Sacul fine sandyloam, 1 to 5 percent slopes	2.4	4.6%
CtE	Cuthbert fine sandyloam, 5 to 15 percent slopes	1.3	2.4%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
KhB	3.1	Erosion hazard slight	None	Well drained	0	6.2
TnD	10	Erosion hazard moderate	None	Well drained	0	5.3

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
Ia	0.5	Erosion hazard slight	Occasional	Moderately well drained	15	5.3
RnB	1.9	Erosion hazard slight	None	Moderately well drained	5	5.8
SaB	3	Erosion hazard slight	None	Moderately well drained	0	5.3
CtE	10	Erosion hazard severe	None	Well drained	0	5.5

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
KhB	F133BY003TX	Loamy Over Clayey Upland
TnD	F133BY006TX	Northern Sandy Loam Upland
Ia	F133BY014TX	Creek Bottomland
RnB	F133BY006TX	Northern Sandy Loam Upland
SaB	F133BY003TX	Loamy Over Clayey Upland
CtE	F133BY003TX	Loamy Over Clayey Upland

Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
KhB	85	loblollypine		114
TnD	87	loblollypine		129
Ia	100	sweetgum		143
RnB	89	loblollypine		129
SaB	94	loblollypine		143
CtE	84	loblollypine		114

Version

Symbol	Soil Survey Area	Tabular	Spatial
KhB	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
TnD	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
Ia	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
RnB	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
SaB	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
CtE	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025

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>.