

ACTIVE · SET PRICE

Clear Branch Tract 3

± 74 Acres | San Augustine County | Texas | Near San Augustine

[Clear Branch Tract 3 | ±74 Acres | San Augustine County, TX](#)

PRICE	PRICE / ACRE	ACREAGE
\$310,800	\$4,200	± 74

PROPERTY OVERVIEW

Clear Branch Tract 3 | ±74 Acres | San Augustine County, TX First Public Offering: Prime Highway 96 Timber & Development Estate Location and Accessibility • High-Visibility Frontage: Features generous frontage on Texas Highway 96, providing premier accessibility and significant long-term appreciation potential. • Strategic Positioning: Located in the desirable rolling hills of San Augustine, offering a perfect blend of rural seclusion and highway connectivity. Timber and Investment Profile • Pine Stand: The majority of the tract is comprised of a well-established stand of genetically improved loblolly pine, managed for maximum growth and future yield. • Natural Forest Buffer: Includes ±12 acres of mature natural mixed pine-hardwood, providing immediate aesthetic beauty and a sanctuary for...

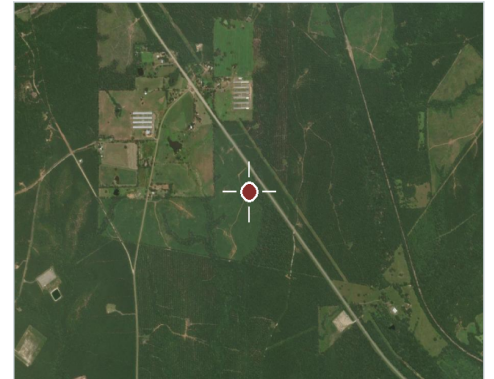
PROPERTY DETAILS

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

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Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



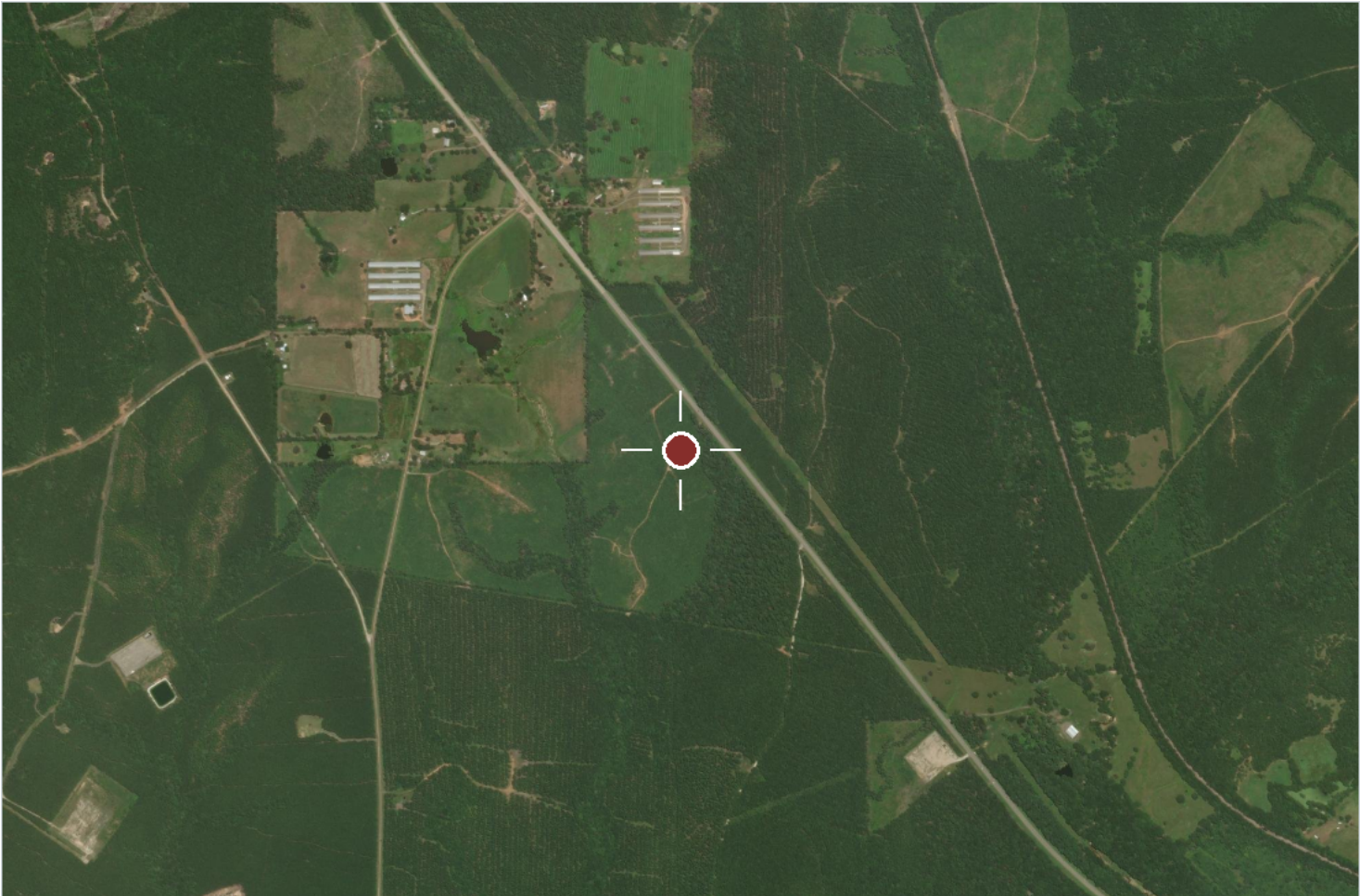
Property Photos

Clear Branch Tract 3 · San Augustine County · Texas · Near San Augustine



Location & Access

Clear Branch Tract 3 · 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.

COUNTY & STATE
San Augustine County, Texas

NEAREST CITY
San Augustine

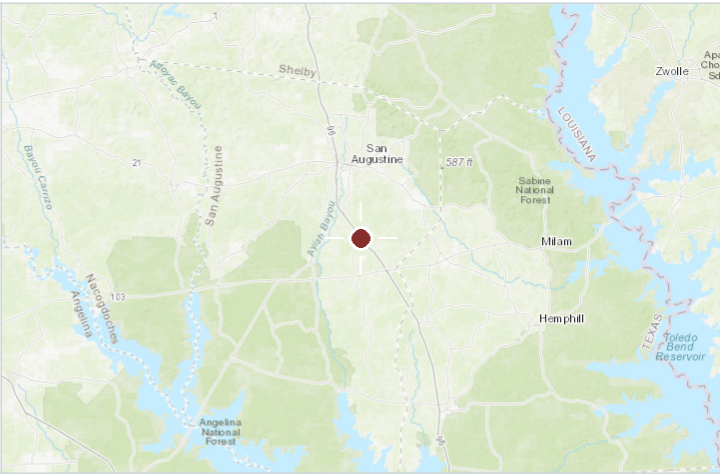
APPROXIMATE CENTRE
31.44349, -94.09343

COUNTY TAX PARCEL IDS
0009206

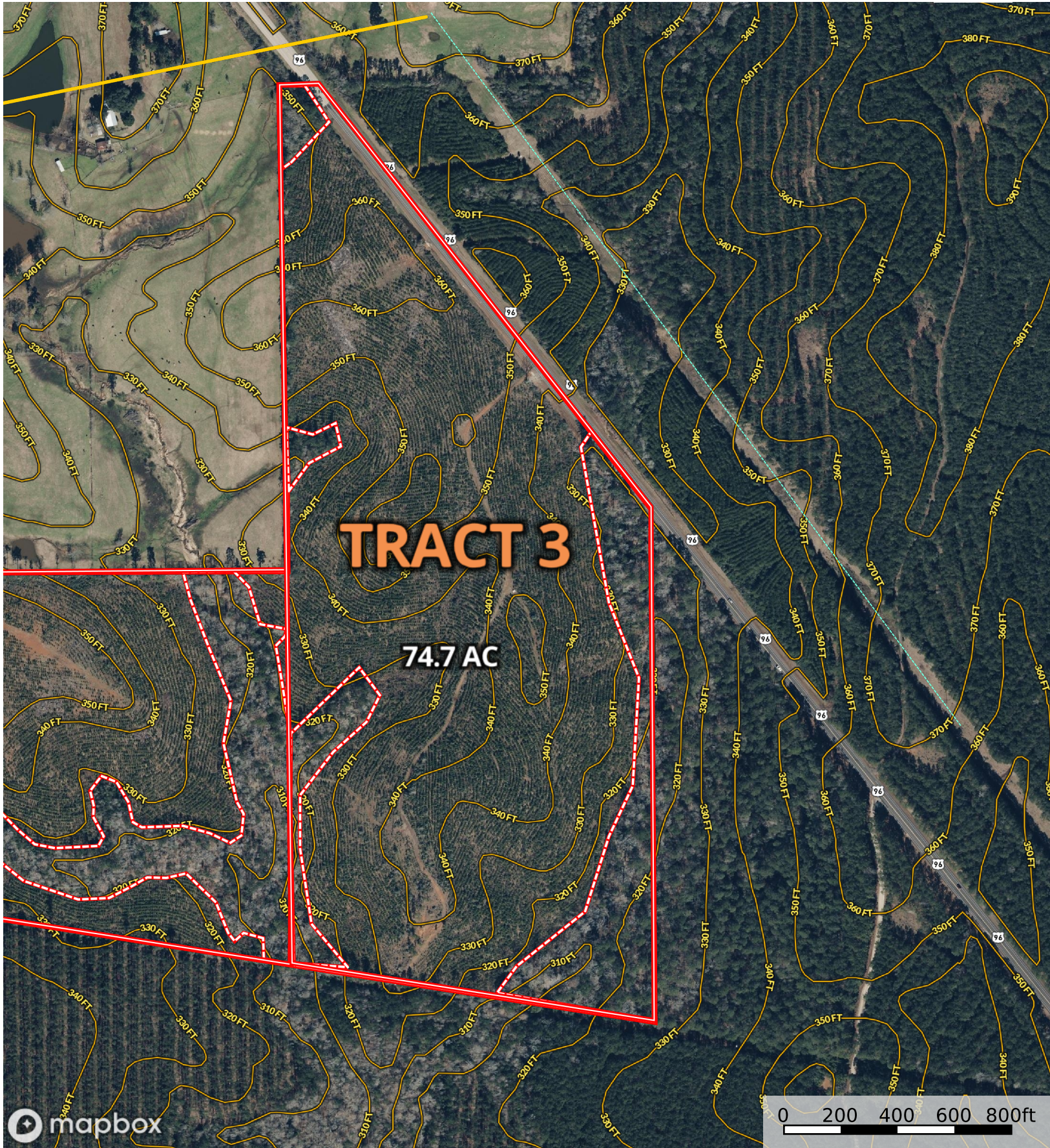
INTERACTIVE MAP



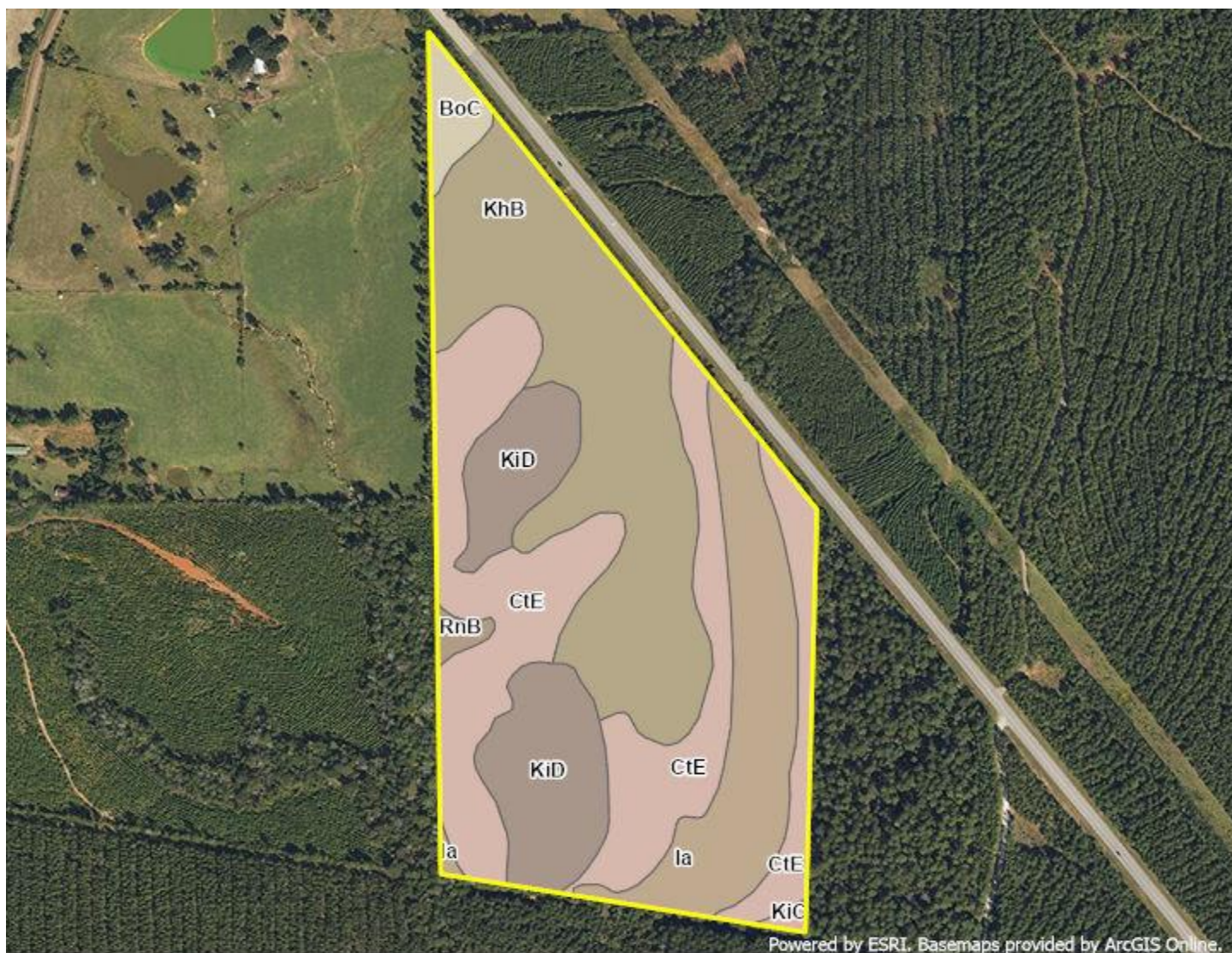
<https://id.land/maps/05548b137ffb91ba286f9e3acc0436d6/share>



Regional locator



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



0 360 720 1,440 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
CtE	Cuthbert fine sandyloam, 5 to 15 percent slopes	24.6	33.4%
KhB	Kirvin fine sandyloam, 1 to 5 percent slopes	24.0	32.5%
Ia	Iulus fine sandy loam, 0 to 1 percent slopes, occasionally flooded	11.5	15.6%
KiD	Kirvin soils, 2 to 8 percent slopes, graded	11.1	15.1%
BoC	Bowie fine sandy loam, 1 to 5 percent slopes	1.7	2.3%
RnB	Rentzel loamy fine sand, 0 to 5 percent slopes	0.6	0.8%
KiC	Kirvin gravelly fine sandyloam, 1 to 5 percent slopes	0.3	0.4%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
CtE	10	Erosion hazard severe	None	Well drained	0	5.5
KhB	3.1	Erosion hazard slight	None	Well drained	0	6.2

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
KiD	5	Erosion hazard moderate	None	Well drained	0	5.5
BoC	3	Erosion hazard slight	None	Well drained	0	5.5
RnB	1.9	Erosion hazard slight	None	Moderately well drained	5	5.8
KiC	3.1	Erosion hazard slight	None	Well drained	0	5.5

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
CtE	F133BY003TX	Loamy Over Clayey Upland
KhB	F133BY003TX	Loamy Over Clayey Upland
Ia	F133BY014TX	Creek Bottomland
KiD	F133BY003TX	Loamy Over Clayey Upland
BoC	F133BY005TX	Loamy Upland
RnB	F133BY006TX	Northern Sandy Loam Upland
KiC	F133BY003TX	Loamy Over Clayey Upland

Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
CtE	84	loblollypine		114
KhB	85	loblollypine		114
Ia	100	sweetgum		143
KiD	83	loblollypine		114
BoC	86	loblollypine		129
RnB	89	loblollypine		129
KiC	85	loblollypine		114

Version

Symbol	Soil Survey Area	Tabular	Spatial
CtE	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
KhB	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
KiD	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
BoC	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
KiC	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>.