

ACTIVE · SET PRICE

Housen Bayou 440

± 440 Acres | Sabine County | Texas | Near Hemphill

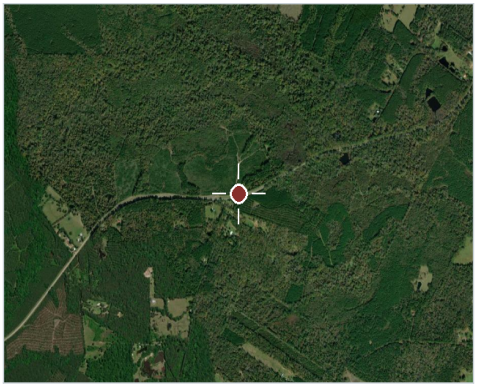
The Ultimate Sabine County Legacy: ±440-Acre Housen Bayou Tract

PRICE	PRICE / ACRE	ACREAGE
$1,760,000	$4,000	± 440

PROPERTY OVERVIEW

The Ultimate Sabine County Legacy: ±440-Acre Housen Bayou Tract Experience the rare opportunity to own the single largest private tract currently available, on the open market, in Sabine County. Located just 4 miles from Hemphill, with prime FM 83 highway frontage, this ±440-acre expansive property is a versatile investment for timber, recreation, or a private estate. Property Highlights: • Timber Investment: Features ±68 acres of mid-rotation, genetically improved planted loblolly pine alongside mature bottomland hardwood-pine forests. • Soil Quality: Highly productive silt loam, sandy loam, and loamy fine sand (MMP profile included). • Diverse Terrain: A perfect blend of productive bottomland and ±132 acres of gently rolling upland for potential home sites. • Sportsman's Paradise: Centrally located between the new Sabinetown Recreation Area on Toledo Bend (13 miles) and San Augustine Park on Lake Sam Rayburn (17 miles). Explore the exceptional potential of this large tract. Contact us to learn more!

LOCATION



Sabine County, Texas

PROPERTY DETAILS

TYPE
Acreage Estates (Sportsman Plantation)

ACCESS
Paved Road

WATER FEATURES
Creeks / Streams

COUNTY TAX PARCEL IDS
R000070591

DOCUMENTS INCLUDED
Tract Locator · Tract map · soil map



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SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 6, 2026 · https://www.afmrealestate.com/properties/440-acres-land-for-sale-in-sabine-county-texas/housen-bayou-440

Property Photos

Housen Bayou 440 · Sabine County · Texas · Near Hemphill













Location & Access

Housen Bayou 440 · 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

31.31824, -93.89131

COUNTY TAX PARCEL IDS

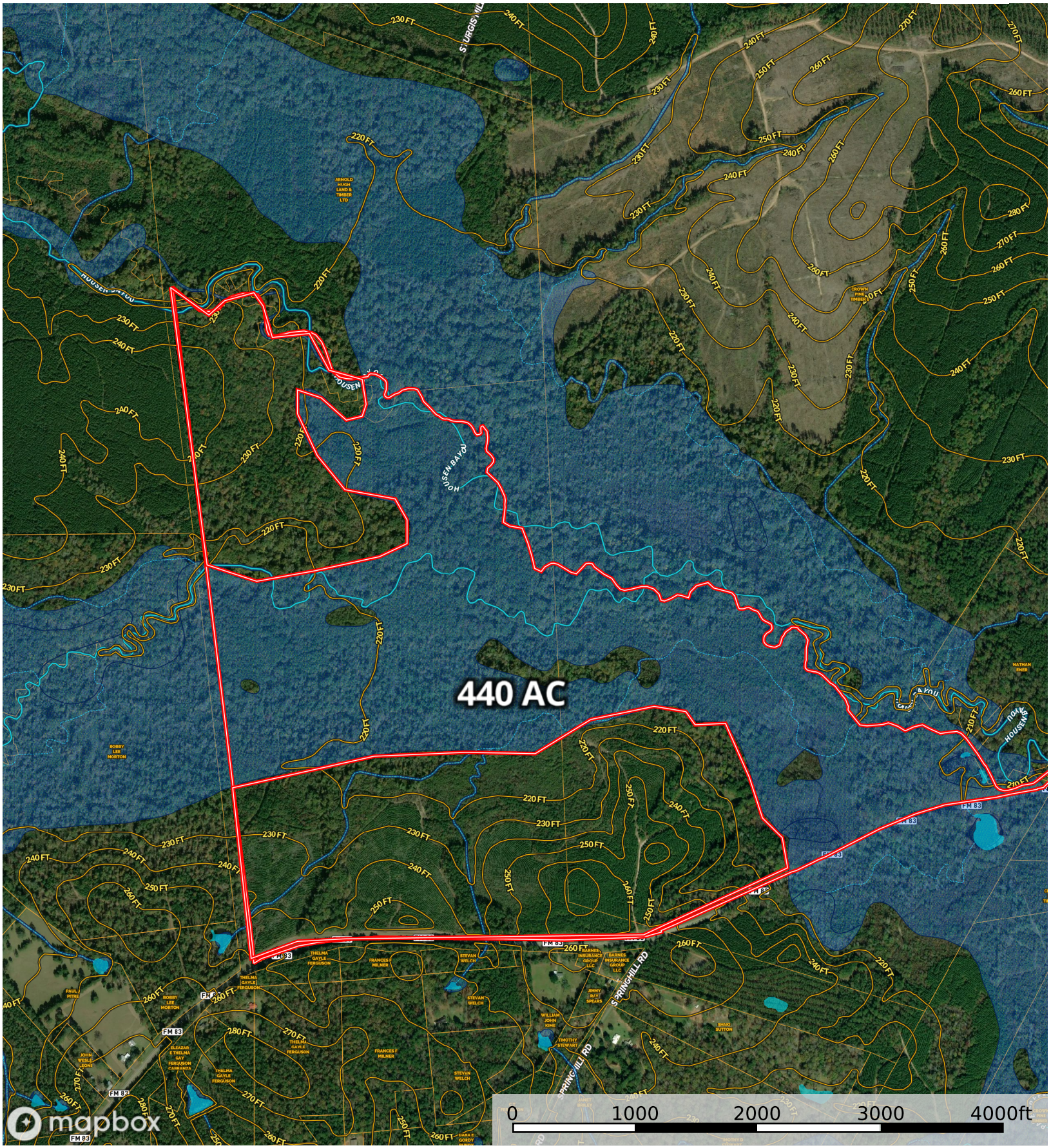
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INTERACTIVE MAP

https://id.land/maps/6012727240f38218d39f3a99cbcd5987/share

Housen Bayou

Sabine County, Texas, 440 AC +/-



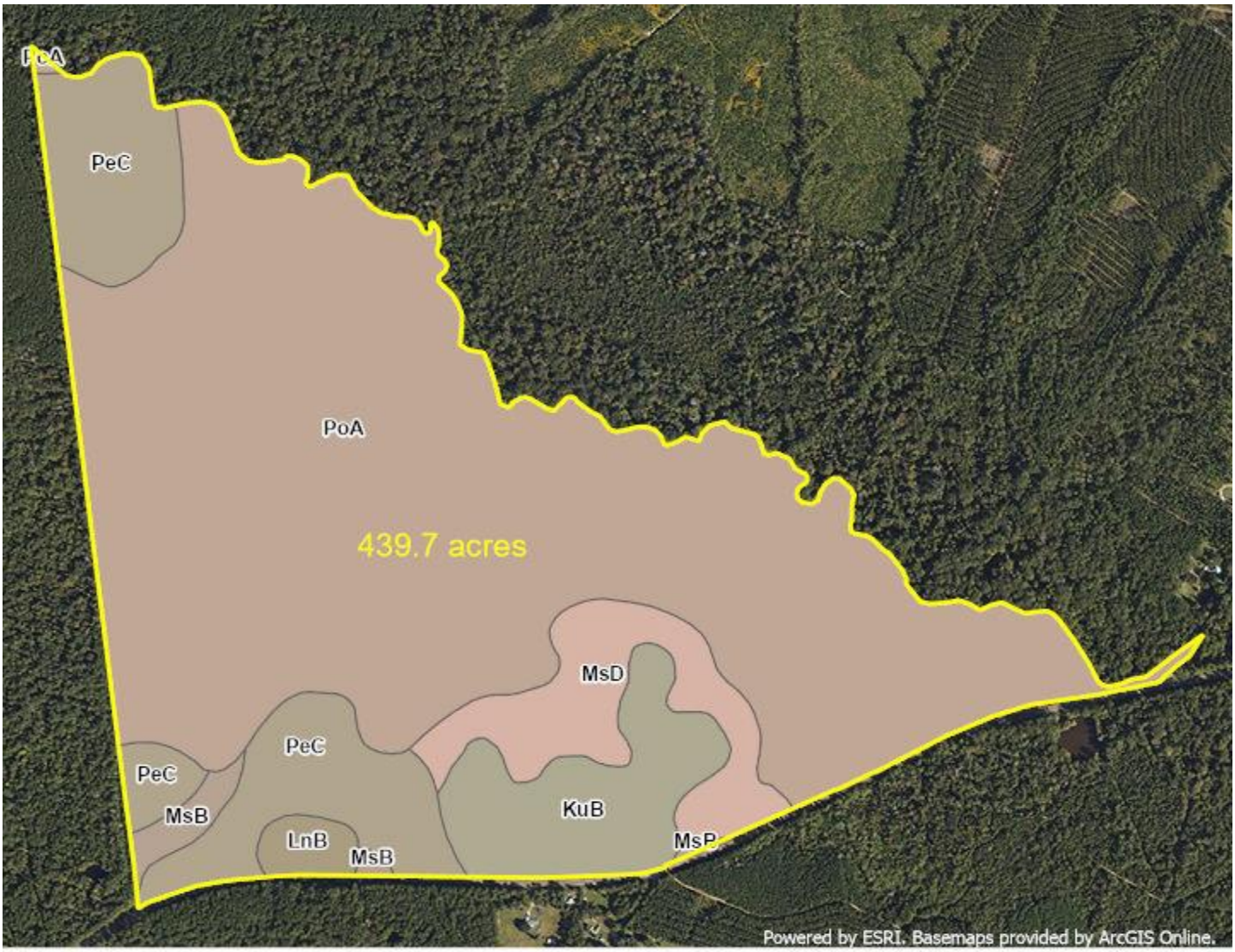
Boundary | Boundary | Wetlands | Riparian | Stream, Intermittent | River/Creek | Water Body

Keith Sorrells

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TEXAS A&M FOREST SERVICE

Map My Property Soils Report



0 500 1,000 2,000 Feet

N

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
PoA	Pophers silt loam, 0 to 1 percent slopes, frequently flooded	308.1	70.1%
PeC	Penning-Kurth complex, 0 to 2 percent slopes	56.9	12.9%
KuB	Kurth fine sandy loam, 1 to 3 percent slopes	32.7	7.4%
MsD	Moswell loam, 5 to 15 percent slopes	31.5	7.2%
MsB	Moswell loam, 1 to 5 percent slopes	5.5	1.2%
LnB	Lovelady loamy fine sand, 1 to 5 percent slopes	5.0	1.1%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
PoA	0.5	Erosion hazard slight	Frequent	Somewhat poorly drained	100	5.3
PeC	1.9	Erosion hazard slight	None	Moderately well drained	0	5.3

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
KuB	2.1	Erosion hazard slight	None	Moderately well drained	0	5.8
MsD	9.7	Erosion hazard severe	None	Well drained	0	5.3
MsB	3	Erosion hazard slight	None	Well drained	0	5.9
LnB	3	Erosion hazard slight	None	Well drained	0	5.3

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
PoA	F133BY017TX	Loamy Bottomland
PeC	F133BY005TX	Loamy Upland
KuB	F133BY007TX	Southern Sandy Loam Upland
MsD	F133BY004TX	Loamy Claypan Upland
MsB	F133BY004TX	Loamy Claypan Upland
LnB	F133BY007TX	Southern Sandy Loam Upland

Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
PoA	107	water oak		100
PeC	88	loblolly pine		129
KuB	90	sweetgum		129
MsD	80	loblolly pine		114
MsB	84	loblolly pine		114
LnB	95	loblolly pine		143

Version

Symbol	Soil Survey Area	Tabular	Spatial
PoA	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
PeC	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
KuB	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
MsD	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
MsB	v25, Sep 05, 2025	v25, Sep 05, 2025	v9, Sep 05, 2025
LnB	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.