



ACTIVE · SET PRICE

Ayish Bayou

± 24 Acres | San Augustine County | Texas | Near Pineland

Discover Ayish Bayou - Timber Investment and Lake Recreation

PRICE \$180,000	PRICE / ACRE \$7,500	ACREAGE ± 24
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PROPERTY OVERVIEW

• Acreage: ±24 acres in San Augustine County, Texas. • Prime Location: Just 3 miles from the Ayish Bayou public boat ramp on Lake Sam Rayburn. • Accessibility: Extensive highway frontage on FM 83. • Terrain: Well-drained, gently rolling hills with some steep-sloping natural drains. • Soil Quality: Highly productive loam with minor fine sandy loam accents. • Forest Composition: ±11 acres of genetically improved, recently planted loblolly pine. ±13 acres of mature, mixed hardwood-pine natural forest. • Proximity: 7 miles to Broaddus, 11 miles to Pineland, and 22 miles to Hemphill. • Recreation: Near Angelina and Sabine National Forests and Toledo Bend.

PROPERTY DETAILS

UTILITIES

Electric

WATER FEATURES

Creeks / Streams

VIEWS

Timber

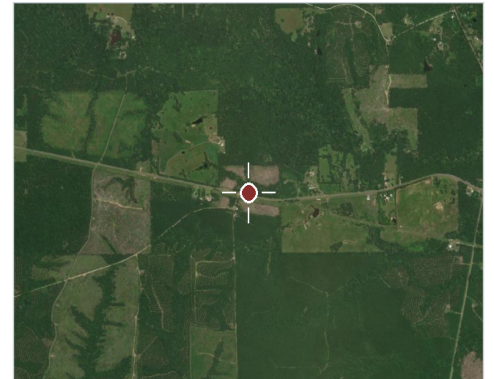
COUNTY TAX PARCEL IDS

0009228

DOCUMENTS INCLUDED

Tract Locator · soil map · tract map

LOCATION



San Augustine County, Texas



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Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



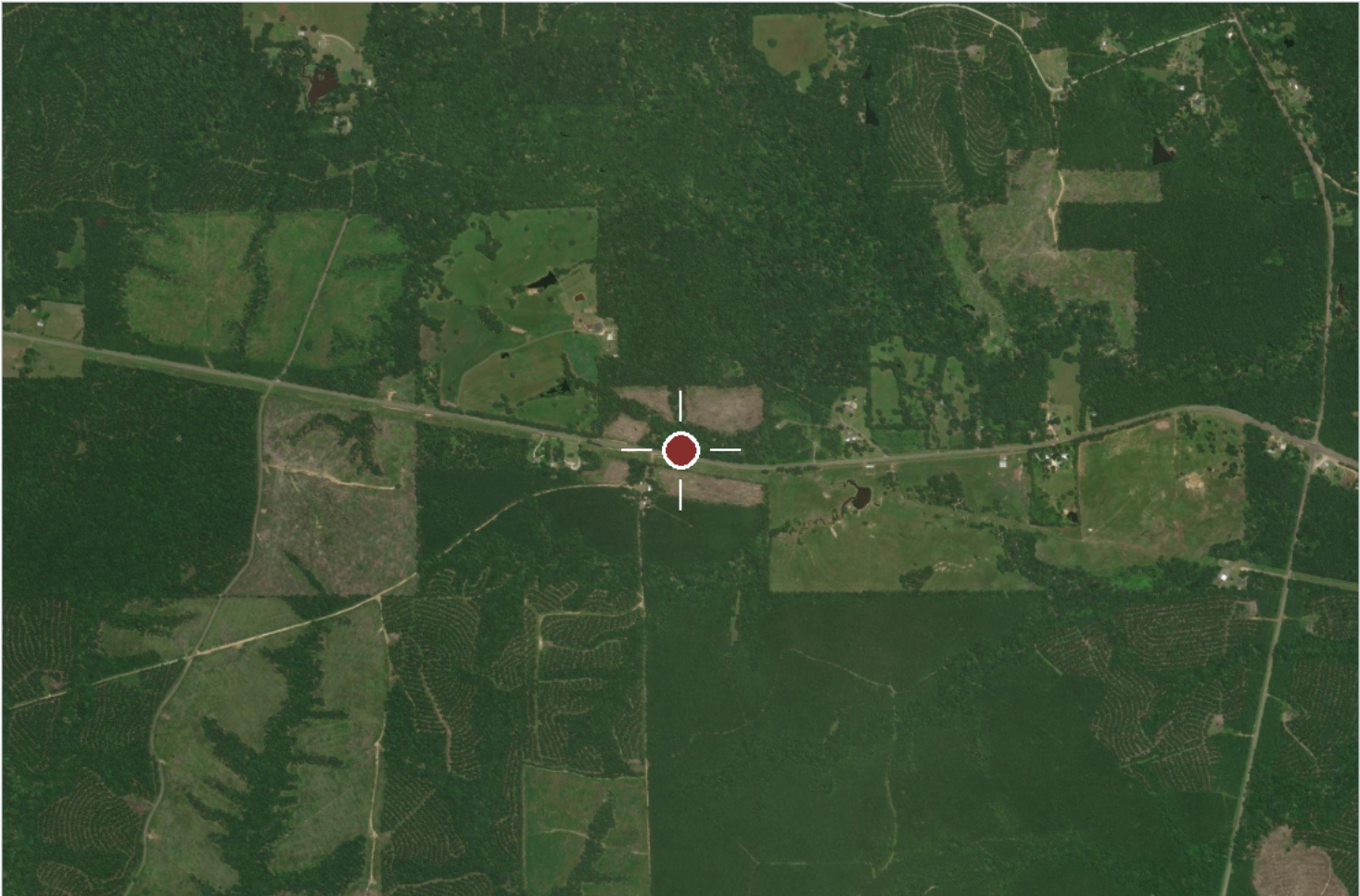
Property Photos

Ayish Bayou · San Augustine County · Texas · Near Pineland

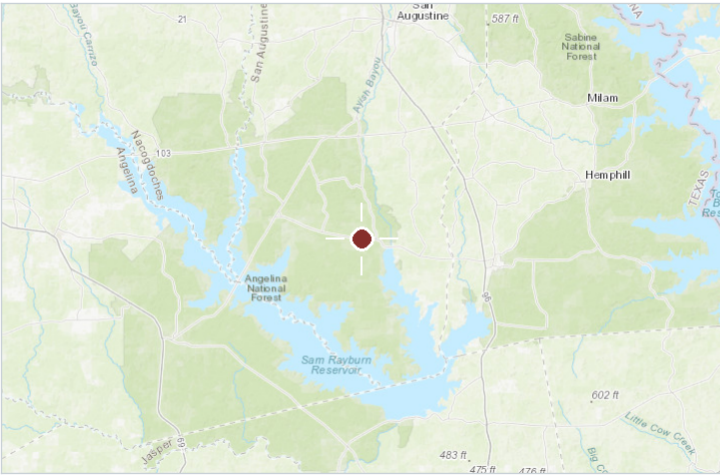


Location & Access

Ayish Bayou · San Augustine County · Texas · Near Pineland



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
Pineland

APPROXIMATE CENTRE
31.27456, -94.15494

COUNTY TAX PARCEL IDS
0009228

INTERACTIVE MAP



<https://id.land/maps/fe00affc9850d273cc0e84a16e746860/share>



0 140 280 560 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
MsB	Moswell loam, 1 to 5 percent slopes	10.6	44.8%
MsD	Moswell loam, 5 to 15 percent slopes	10.5	44.1%
Mi	Mattex-lulus complex, 0 to 1 percent slopes, frequently flooded	2.6	10.8%
SaB	Sacl fine sandy loam, 1 to 5 percent slopes	0.1	0.3%

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
MsB	3	Erosion hazard slight	None	Well drained	0	5.9
MsD	9.7	Erosion hazard severe	None	Well drained	0	5.3
Mi	0.5	Erosion hazard slight	Frequent	Somewhat poorly drained	60	5.3

Soil Select Attributes

Symbol	Slope Gradient (%)	Erosion Hazard	Flooding Frequency	Drainage Class	Hydric Rating (%)	pH Top Horizon
SaB	3	Erosion hazard slight	None	Moderately well drained	0	5.3

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
MsB	F133BY004TX	Loamy Claypan Upland
MsD	F133BY004TX	Loamy Claypan Upland
Mi	F133BY017TX	Loamy Bottomland
SaB	F133BY003TX	Loamy Over Clayey Upland

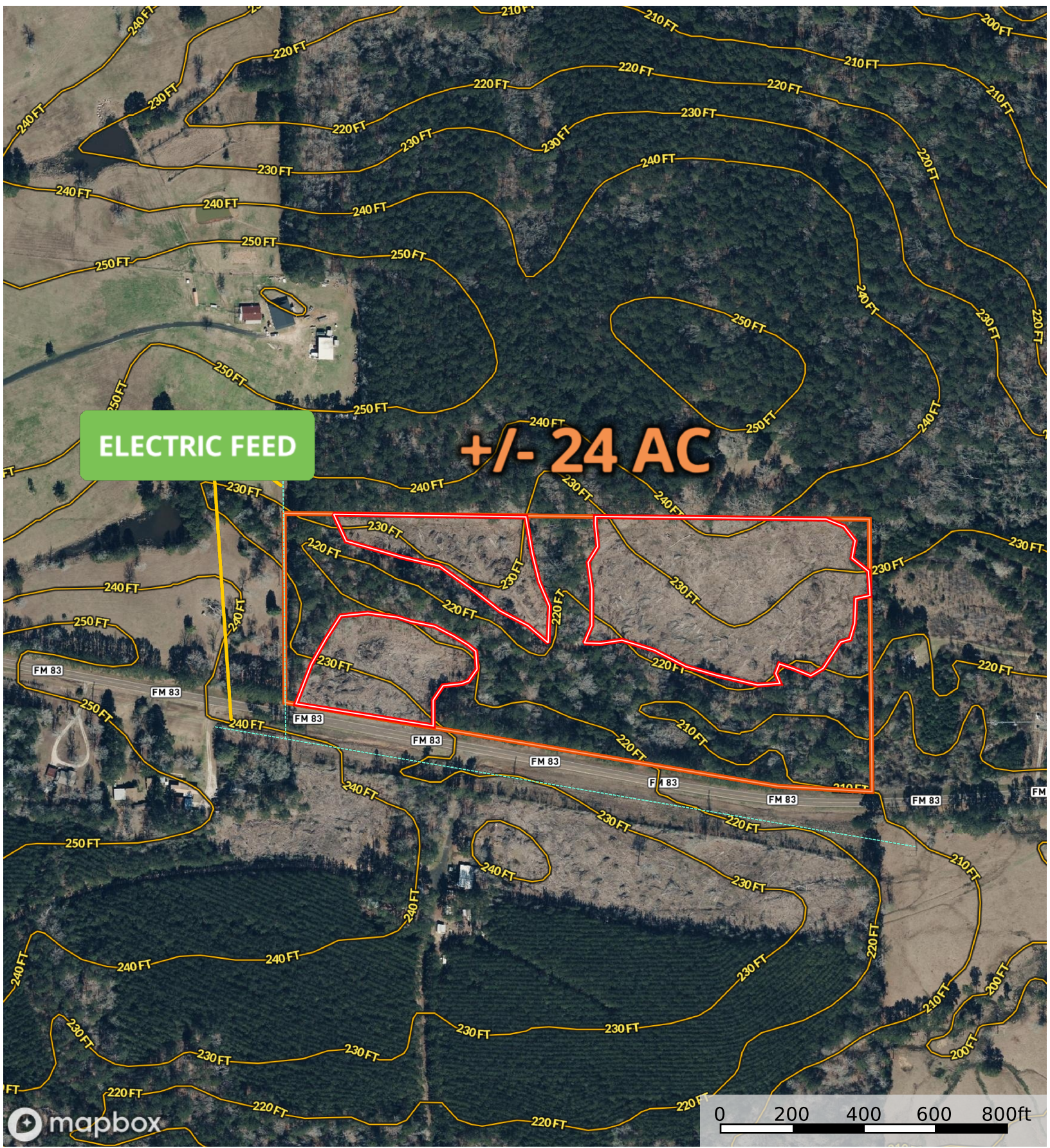
Productivity

Symbol	Maximum Site Index	Site Index Species	Range Productivity (lb/ac/yr)	Forest Productivity (cuft/ac/yr)
MsB	84	loblollypine		114
MsD	80	loblollypine		114
Mi	93	sweetgum		123.7
SaB	94	loblollypine		143

Version

Symbol	Soil Survey Area	Tabular	Spatial
MsB	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
Mi	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

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>.



→ Direction Transmission Line 2 Transmission Line 1 □ Boundary □ Boundary 1