



ACTIVE · SET PRICE

Blue Springs Tract 1

± 18 Acres | San Augustine County | Texas | Near Pineland

Blue Springs Tract 1: ±18 Acres | San Augustine County, TX

PRICE	PRICE / ACRE	ACREAGE
\$96,588	\$5,366	± 18

PROPERTY OVERVIEW

Blue Springs Tract 1: ±18 Acres | San Augustine County, TX A Premium Investment & Recreational Retreat Near Sam Rayburn & Toledo Bend Key Features: • Elite Lake Access: Located just 6 miles from San Augustine Park on Lake Sam Rayburn—your quick route to world-class fishing and boating. • Dual-Lake Advantage: Only 23 miles from Toledo Bend's Six Mile public boat launch, positioning the tract as a sportsman's dream base camp for two legendary lakes. Exceptional Accessibility: • Ample Frontage: Extensive road frontage on CR 430. • Highway Proximity: Only 350 feet from the major access road, FM 1751. Timber Investment & Terrain: • High-Value Pines: ±12 acres of well-stocked, genetically improved planted loblolly pines, ensuring significant future timber revenue. • Natural Forest Buffer: The remaining acreage features natural Pine-Hardwood forest in well-drained sloping areas, providing excellent wildlife habitat and natural beauty. • Adjace...

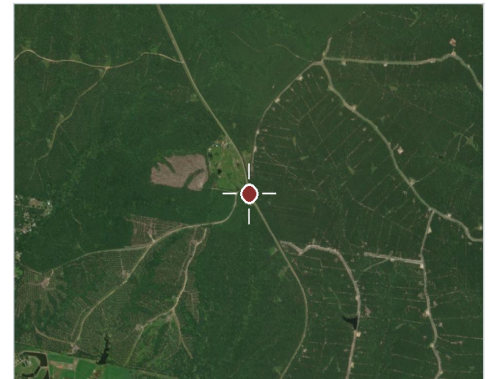
PROPERTY DETAILS

ACCESS	UTILITIES
Dirt Road	Electric
VIEWS	COUNTY TAX PARCEL IDS
Timber	0009240

DOCUMENTS INCLUDED

Tract Locator · Tract Map · Soil Map

LOCATION



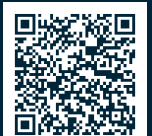
San Augustine County, Texas



Keith Sorrells

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Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



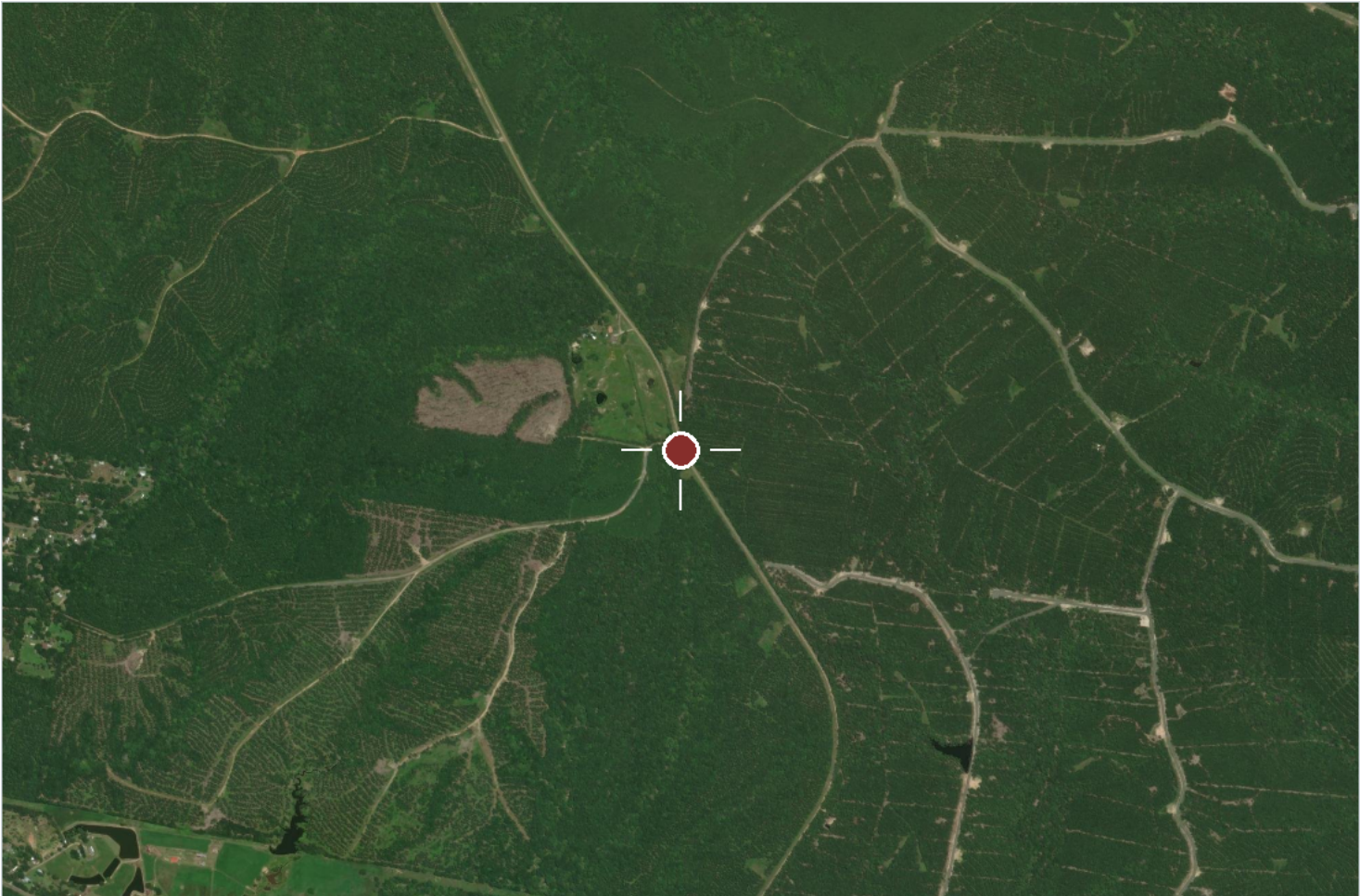
Property Photos

Blue Springs Tract 1 · San Augustine County · Texas · Near Pineland



Location & Access

Blue Springs Tract 1 · 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

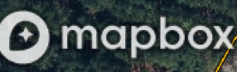
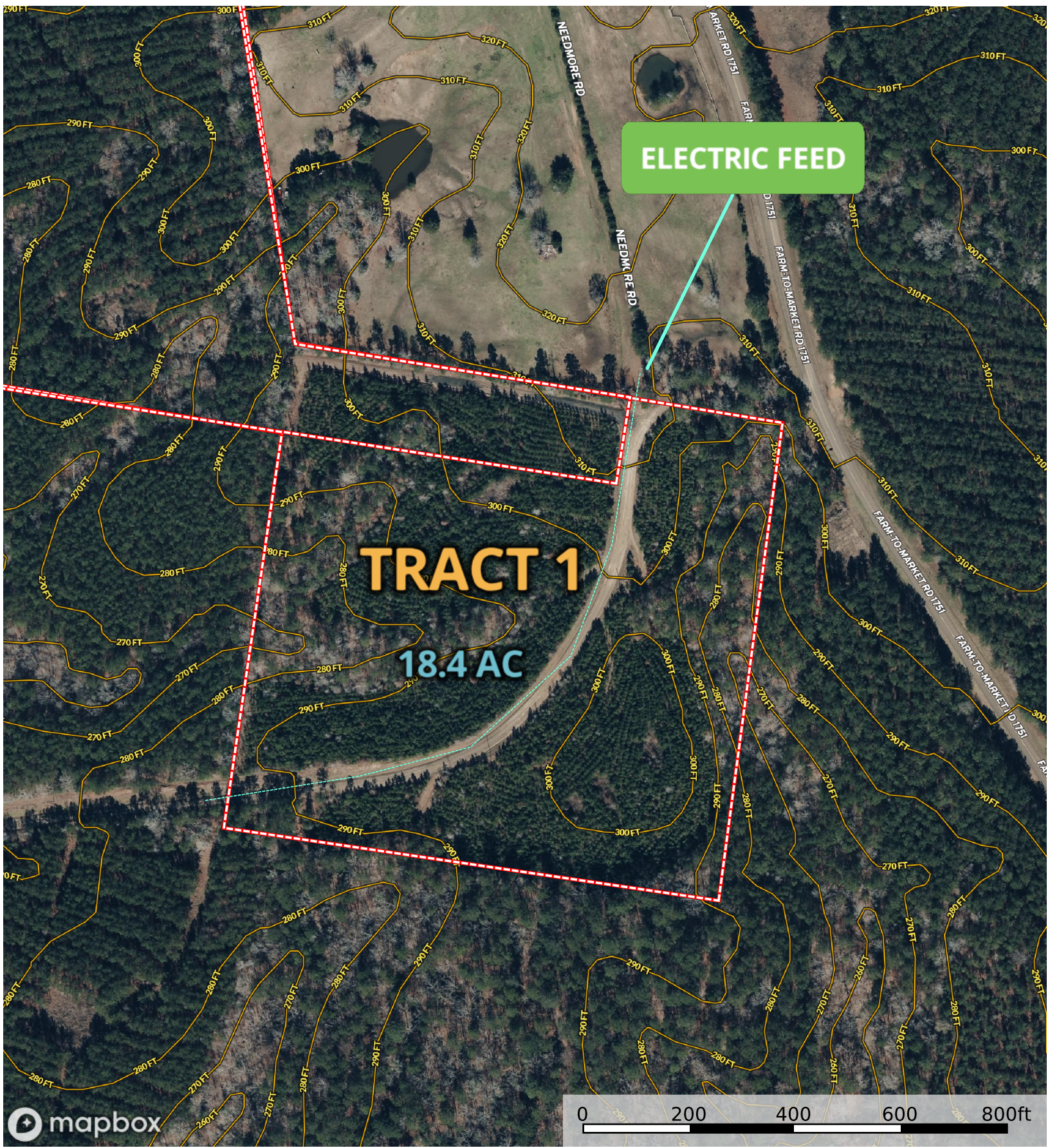
APPROXIMATE CENTRE
31.27392, -94.07233

COUNTY TAX PARCEL IDS
0009240

INTERACTIVE MAP



<https://id.land/maps/563b070315bdf3dca93f2d2eed9b0298/share>



→ Direction 111 Transmission Line 1 Boundary



Soil Area

Symbol	Name	Acres	Percent
MsB	Moswell loam, 1 to 5 percent slopes	14.4	78.6%
MsD	Moswell loam, 5 to 15 percent slopes	3.9	21.4%

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

Ecological Class

Symbol	Ecological Class ID	Ecological Class Name
MsB	F133BY004TX	Loamy Claypan Upland
MsD	F133BY004TX	Loamy Claypan 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

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

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>.