



ACTIVE · SET PRICE

## Couchatana Creek

± 34 Acres | San Augustine County | Texas | Near Pineland

[Couchatana Creek | ±34 Acres | San Augustine County, TX](#)

| PRICE            | PRICE / ACRE   | ACREAGE     |
|------------------|----------------|-------------|
| <b>\$246,500</b> | <b>\$7,250</b> | <b>± 34</b> |

### PROPERTY OVERVIEW

Couchatana Creek | ±34 Acres | San Augustine County, TX Prime Location & Access • Strategic Road Frontage: Situated directly on FM 705 for easy year-round access and high visibility. • The Rayburn Connection: Just 11 miles north of Five Fingers Cove and 9 miles from Powell Park, placing you minutes from Lake Sam Rayburn's legendary fishing and boating. • Regional Hub: Centrally located between Broaddus (11 mi), Pineland (13 mi), and Hemphill (28 mi). Diverse Timber & Investment Profile • Improved Loblolly Pine: ±18 acres of recently planted, genetically improved pine, engineered for superior growth rates and future ROI. • Aesthetic Management Zone: ±2 acres of mid-rotation Loblolly Pine along the FM 705 corridor, providing an immediate privacy screen and natural beauty. • Mature Hardwood Canopy: ±14 acres of natural hardwood-pine forest, offering a rich habitat for white-tail deer and local wildlife.

### PROPERTY DETAILS

#### ACCESS

Paved Road

#### UTILITIES

Electric

#### WATER FEATURES

Creeks / Streams

#### VIEWS

Timber

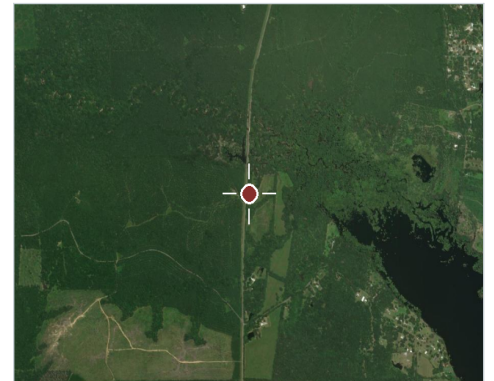
#### COUNTY TAX PARCEL IDS

0009217

#### DOCUMENTS INCLUDED

Tract Locator · Tract Map · Soil Map

### LOCATION



San Augustine County, Texas



### Keith Sorrells

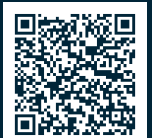
Real Estate Salesperson LA, TX

C: 409.594.5070

keith.sorrells@afmforest.com

Principal Broker: Eric Gage (Texas)

SCAN TO VIEW



# Property Photos

Couchatana Creek · San Augustine County · Texas · Near Pineland



# Location & Access

Couchatana Creek · San Augustine County · Texas · Near Pineland



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  
Pineland

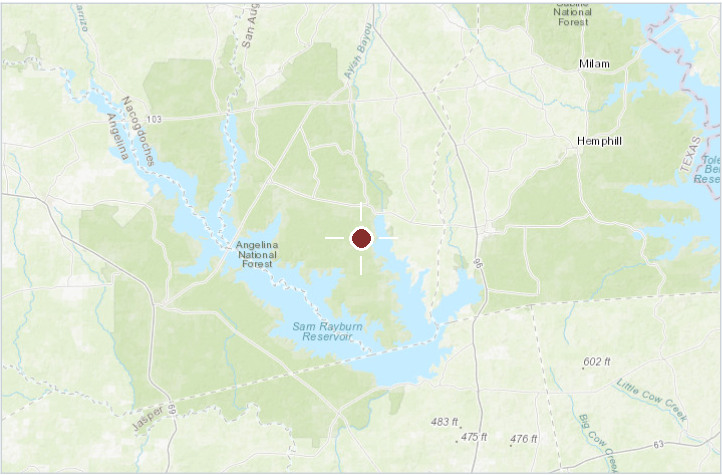
APPROXIMATE CENTRE  
31.23562, -94.14357

COUNTY TAX PARCEL IDS  
0009217

INTERACTIVE MAP

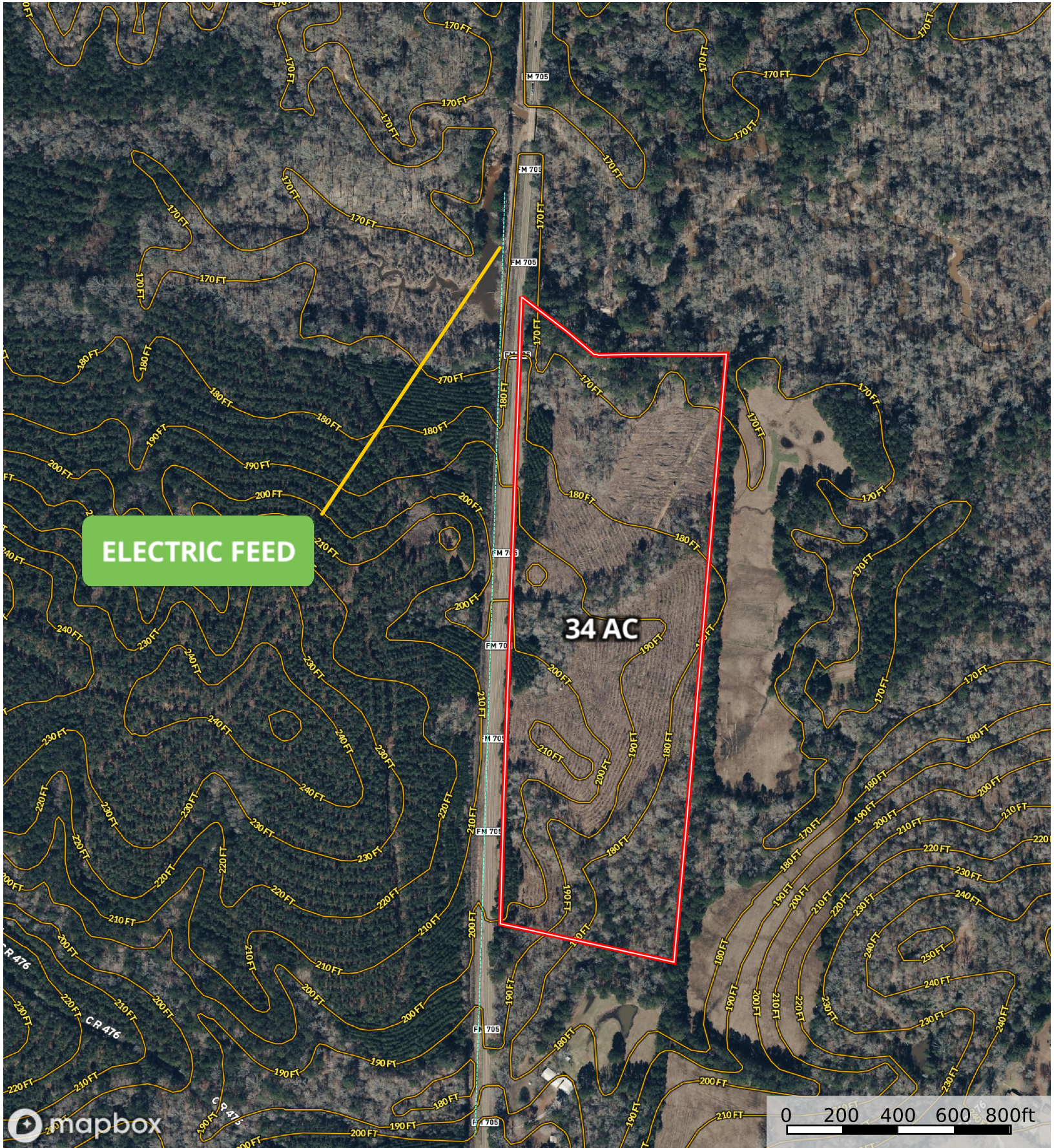


<https://id.land/maps/4f8a5b753c9b4b8f74c91d17e6daae56/share>

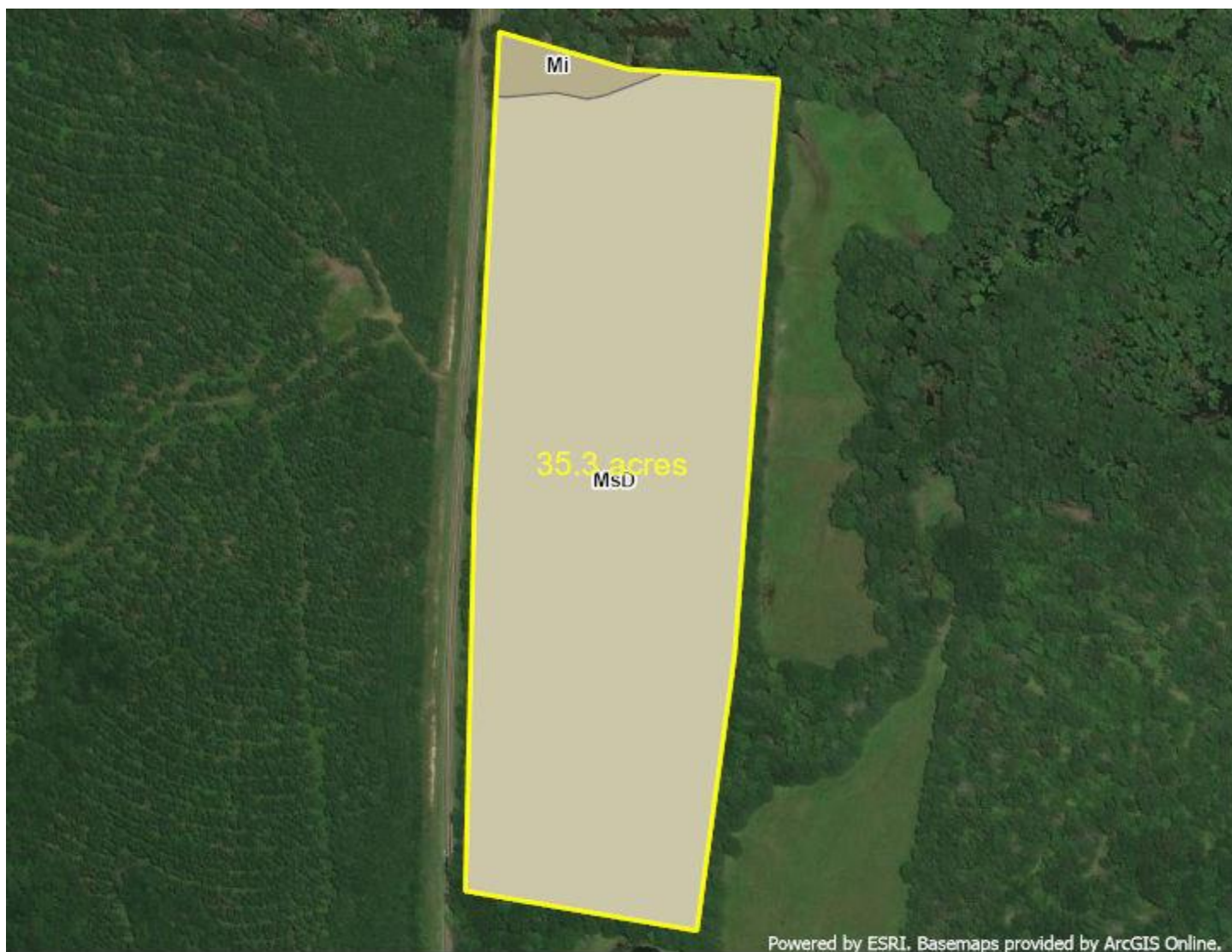


Regional locator

Couchatana Creek 705  
San Augustine County, Texas, 34 AC +/-



Direction Transmission Line 1 Boundary



0 255 510 1,020 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 |
|--------|-----------------------------------------------------------------|-------|---------|
| MsD    | Moswell loam, 5 to 15 percent slopes                            | 34.4  | 97.4%   |
| Mi     | Mattex-lulus complex, 0 to 1 percent slopes, frequently flooded | 0.9   | 2.6%    |

## Soil Select Attributes

| Symbol | Slope Gradient (%) | Erosion Hazard        | Flooding Frequency | Drainage Class          | Hydric Rating (%) | pH Top Horizon |
|--------|--------------------|-----------------------|--------------------|-------------------------|-------------------|----------------|
| 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            |

## Ecological Class

| Symbol | Ecological Class ID         | Ecological Class Name |
|--------|-----------------------------|-----------------------|
| MsD    | <a href="#">F133BY004TX</a> | Loamy Claypan Upland  |
| Mi     | <a href="#">F133BY017TX</a> | Loamy Bottomland      |

Productivity

| Symbol | Maximum Site Index | Site Index Species | Range Productivity (lb/ac/yr) | Forest Productivity (cuft/ac/yr) |
|--------|--------------------|--------------------|-------------------------------|----------------------------------|
| MsD    | 80                 | loblollypine       |                               | 114                              |
| Mi     | 93                 | sweetgum           |                               | 123.7                            |

Version

| Symbol | Soil Survey Area  | Tabular           | Spatial          |
|--------|-------------------|-------------------|------------------|
| 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 |

**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>.