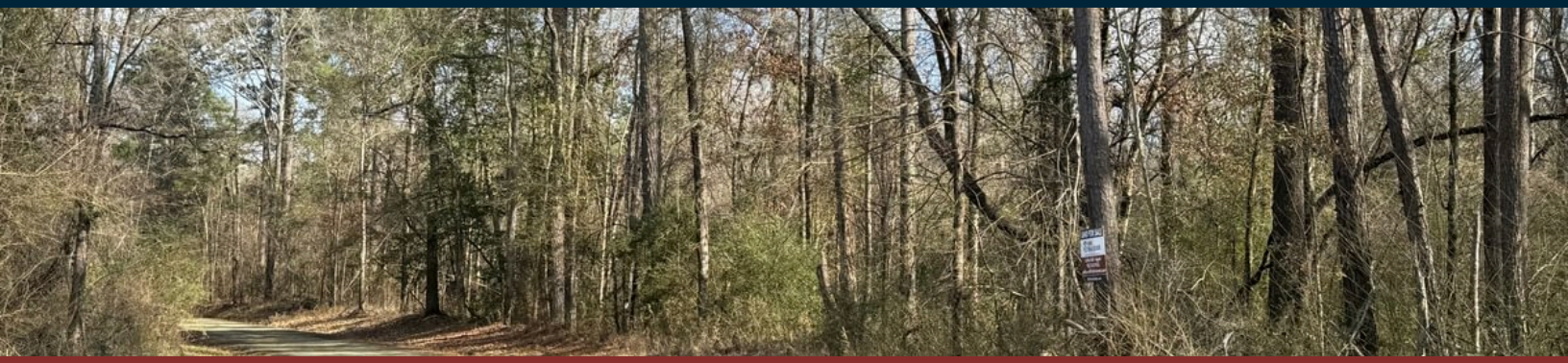


SOLD · SET PRICE

New Hope

± 108 Acres | San Augustine County | Texas | Near Nacogdoches

Hunters Ultimate Sanctuary

PRICE	PRICE / ACRE	ACREAGE
$431,460	$3,995	± 108

PROPERTY OVERVIEW

Discover 108± acres of East Texas timberland combining mature stands, young-growth investment, and seasonal bottomland habitat. This tract offers a balanced profile for recreation, hunting, and long-term timber returns, anchored by an estimated 87.16 acres of ~86-year timber and ±21 acres of ~17-year timber. Property Highlights: Acreage: 108± acres Timber Profile: ~87.16 acres of mature timber (~86 yrs); ~21 acres of younger timber (~17 yrs) Habitat: Timbered uplands transitioning into bottomland—wildlife travel corridors and seasonal water influence Recreation: Whitetail deer, hogs, small game; potential seasonal waterfowl use in bottoms Access/Utilities: CR 250 frontage Topography & Soils: Rolling uplands with natural drainages to low-lying bottomland; ideal edge habitat (Buyer to verify...

PROPERTY DETAILS

TYPE
Recreation (Habitat)

ACCESS
Gravel Road

WATER FEATURES
Creeks / Streams · Marsh

VIEWS
Timber

COUNTY TAX PARCEL IDS
0004526

DOCUMENTS INCLUDED
Aerial Floodplain · Aerial Topo · Timber Data · Aerial with Elevation · Location

LOCATION



San Augustine County, Texas



Cathie Rolf
Real Estate Salesperson, TX
C: 903.245.9165
Cathie.Rolf@afmforest.com
Principal Broker: Eric Gage (Texas)

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 September 14, 2026 · https://www.afmrealestate.com/properties/108-acres-land-for-sale-in-san-augustine-county-texas/new-hope

Property Photos

New Hope · San Augustine County · Texas · Near Nacogdoches











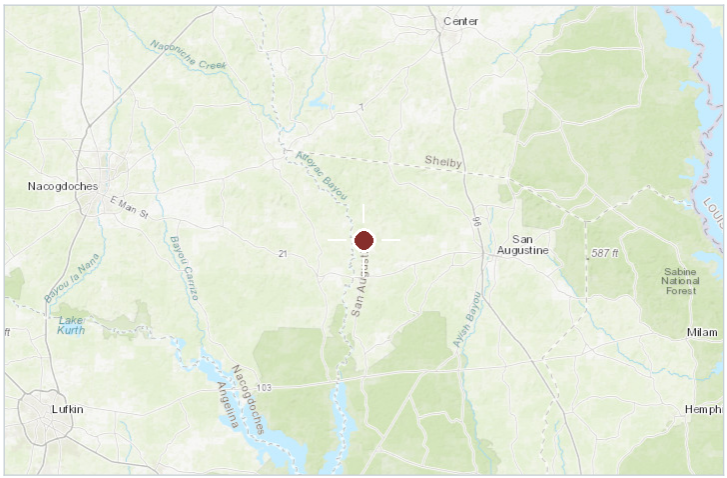


Location & Access

New Hope · San Augustine County · Texas · Near Nacogdoches



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

Nacogdoches

APPROXIMATE CENTRE

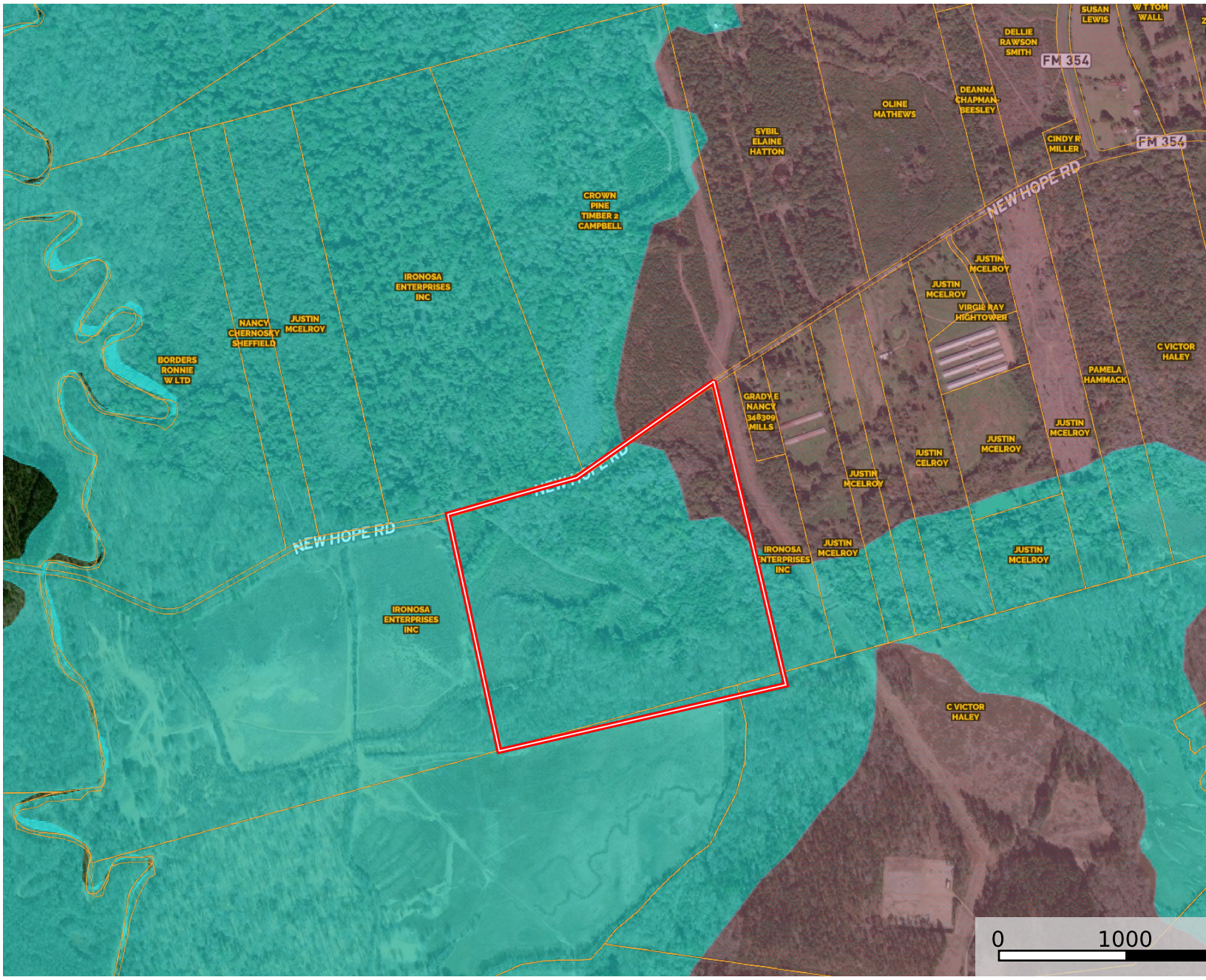
31.5475, -94.2898

COUNTY TAX PARCEL IDS

0004526

New Hope - 108 ac

Texas, AC +/-



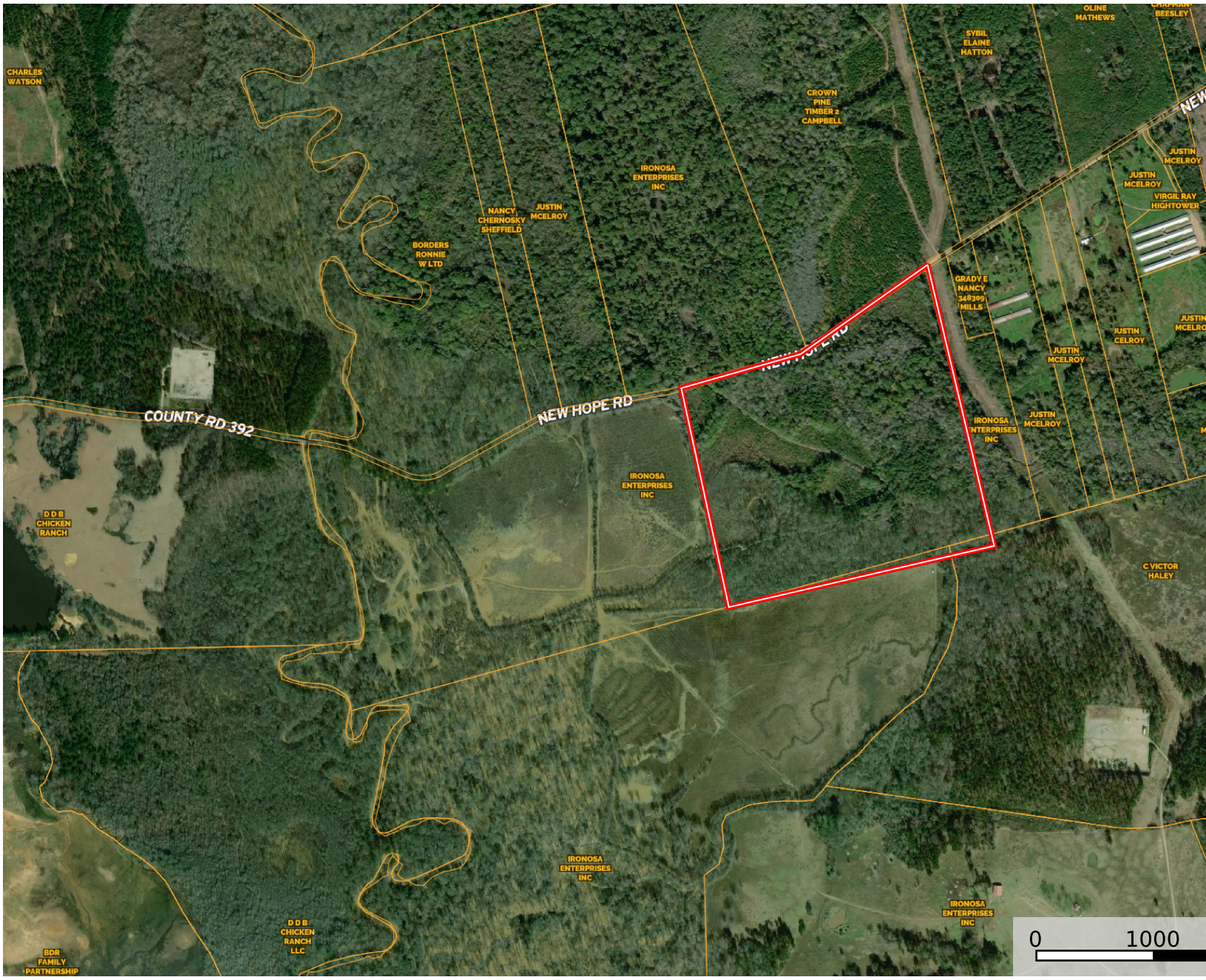
Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

Cathie Rolf

P: 903-245-9165 afmrealestate.com

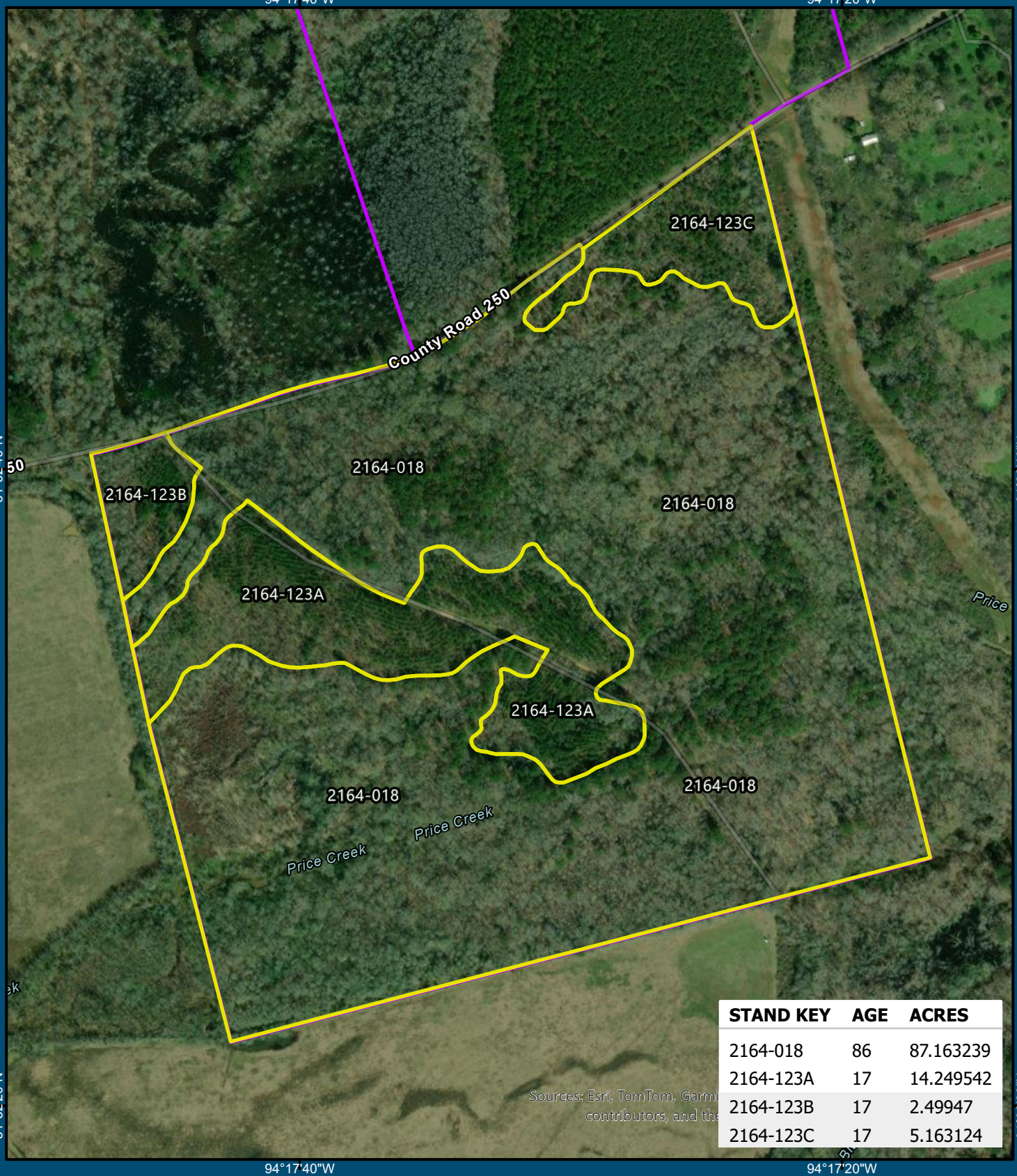
New Hope - 108 ac

Texas, AC +/-



Boundary

Cathie Rolf
P: 903-245-9165 afmrealestate.com



STAND KEY	AGE	ACRES
2164-018	86	87.163239
2164-123A	17	14.249542
2164-123B	17	2.49947
2164-123C	17	5.163124

Parcel Number: 2164 (Partial)

County: TX- San Augustine

Date: 1/8/2026

Scale: 1:6,000

Subject Property

N

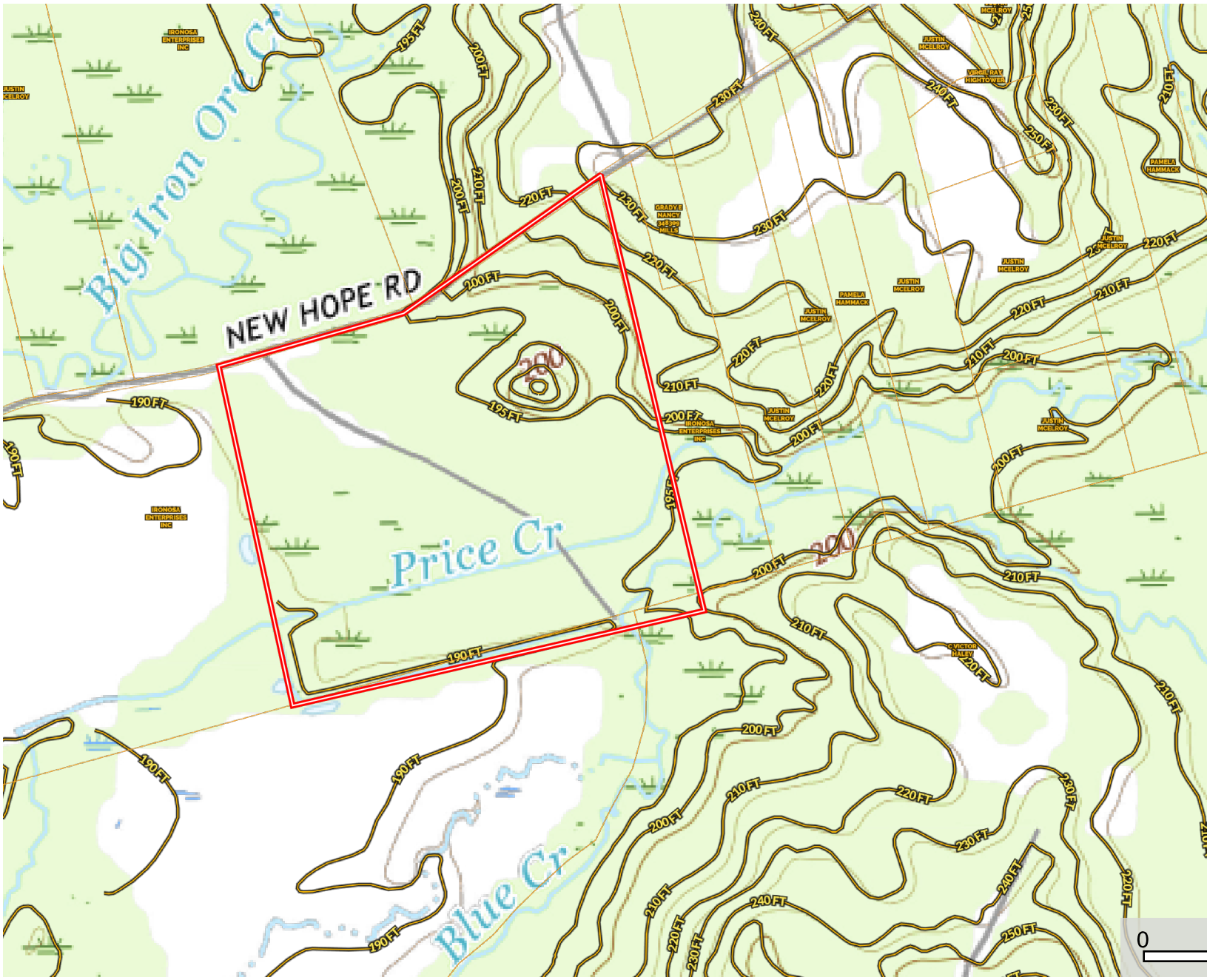
150 ft

TTG FORESTRY SERVICES

Information provided on this map is believed to be accurate and is based on the best information available at this time, however, this information is in no way guaranteed.

New Hope - 108 ac

Texas, AC +/-



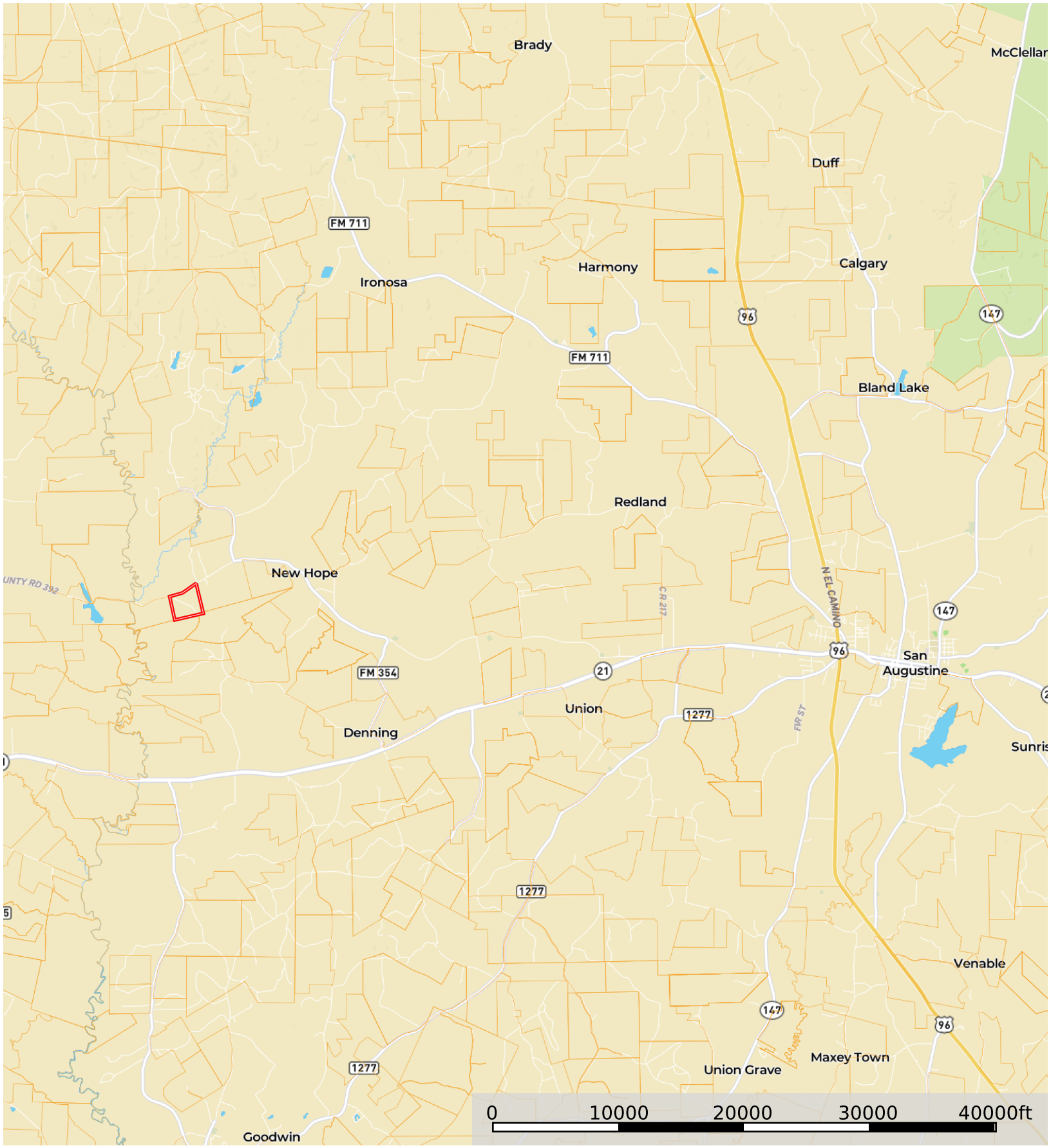
Boundary

Cathie Rolf
P: 903-245-9165 afmrealestate.com

New Hope - 108 ac

Texas, AC +/-

AFM REAL ESTATE



Boundary

Cathie Rolf

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