

ACTIVE · SET PRICE

Price Creek Tract 1

± 125 Acres | San Augustine County | Texas | Near Nacogdoches

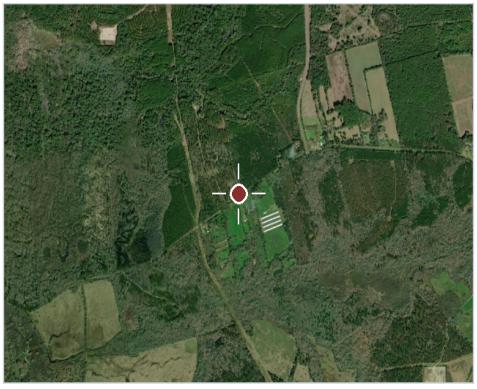
Prime Development Opportunity

PRICE	PRICE / ACRE	ACREAGE
$500,000	$4,000	± 125

PROPERTY OVERVIEW

Unlock the potential of East Texas with this ±205-acre property, offered as a whole or in two tracts (±125 acres and ±80 acres). Recently cutover, this land is a blank canvas—perfect for residential communities, recreational developments, or long-term investment projects. Property Features: Clean Slate: No existing structures or timber—ready for site planning and infrastructure. Flexible Acreage: Divide or develop as one large tract. Access: FM 354 road frontage for easy ingress/egress. Topography: Rolling terrain with excellent drainage for construction. Utilities: Buyer to verify—ample space for well and septic or future utility extensions. Location: San Augustine County offers a peaceful setting with proximity to major East Texas markets. This property provides the space and flexibility to create your vision—whether it's a residential subdivision, recreational resort, or investment-grade timber replanting.

LOCATION



San Augustine County, Texas

PROPERTY DETAILS

TYPE
Acreage Estates (Farm)

ACCESS
Paved Road

WATER FEATURES
Creeks / Streams

COUNTY TAX PARCEL IDS
0009257

DOCUMENTS INCLUDED
Aerial Floodplain · Location · Aerial Topo · Elevation



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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/125-acres-land-for-sale-in-san-augustine-county-texas/price-creek-tract-1-2

Property Photos

Price Creek Tract 1 · San Augustine County · Texas · Near Nacogdoches







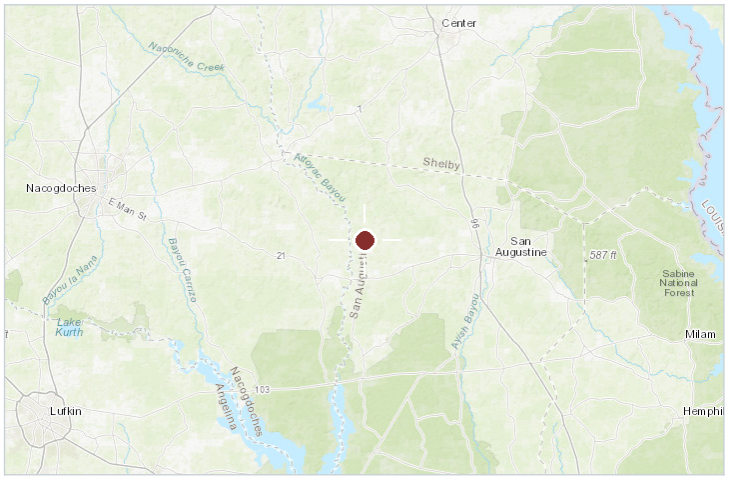






Location & Access

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Regional locator

COUNTY & STATE

San Augustine County, Texas

NEAREST CITY

Nacogdoches

APPROXIMATE CENTRE

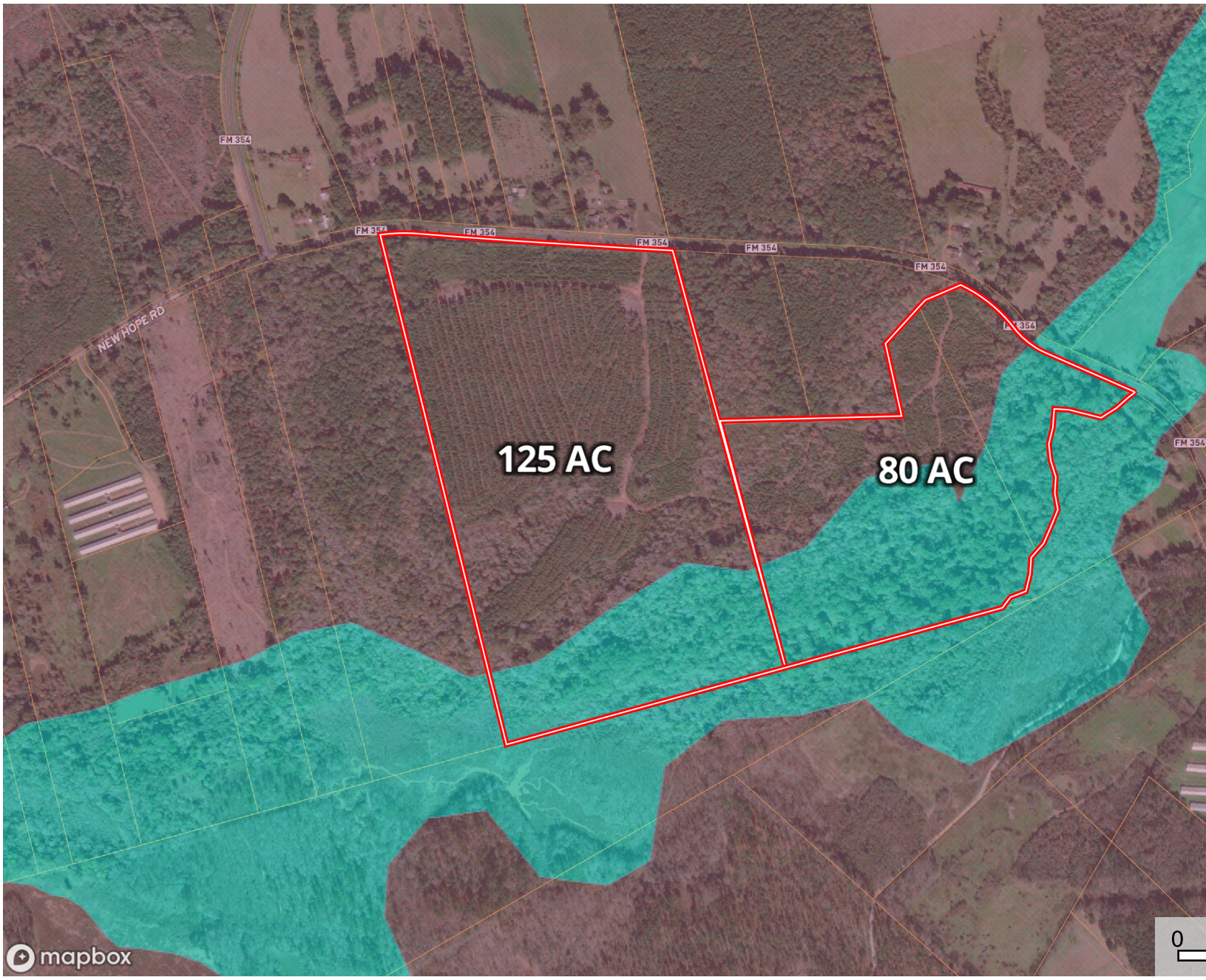
31.54973, -94.286

COUNTY TAX PARCEL IDS

0009257

Price Creek - 205 ac

Texas, AC +/-



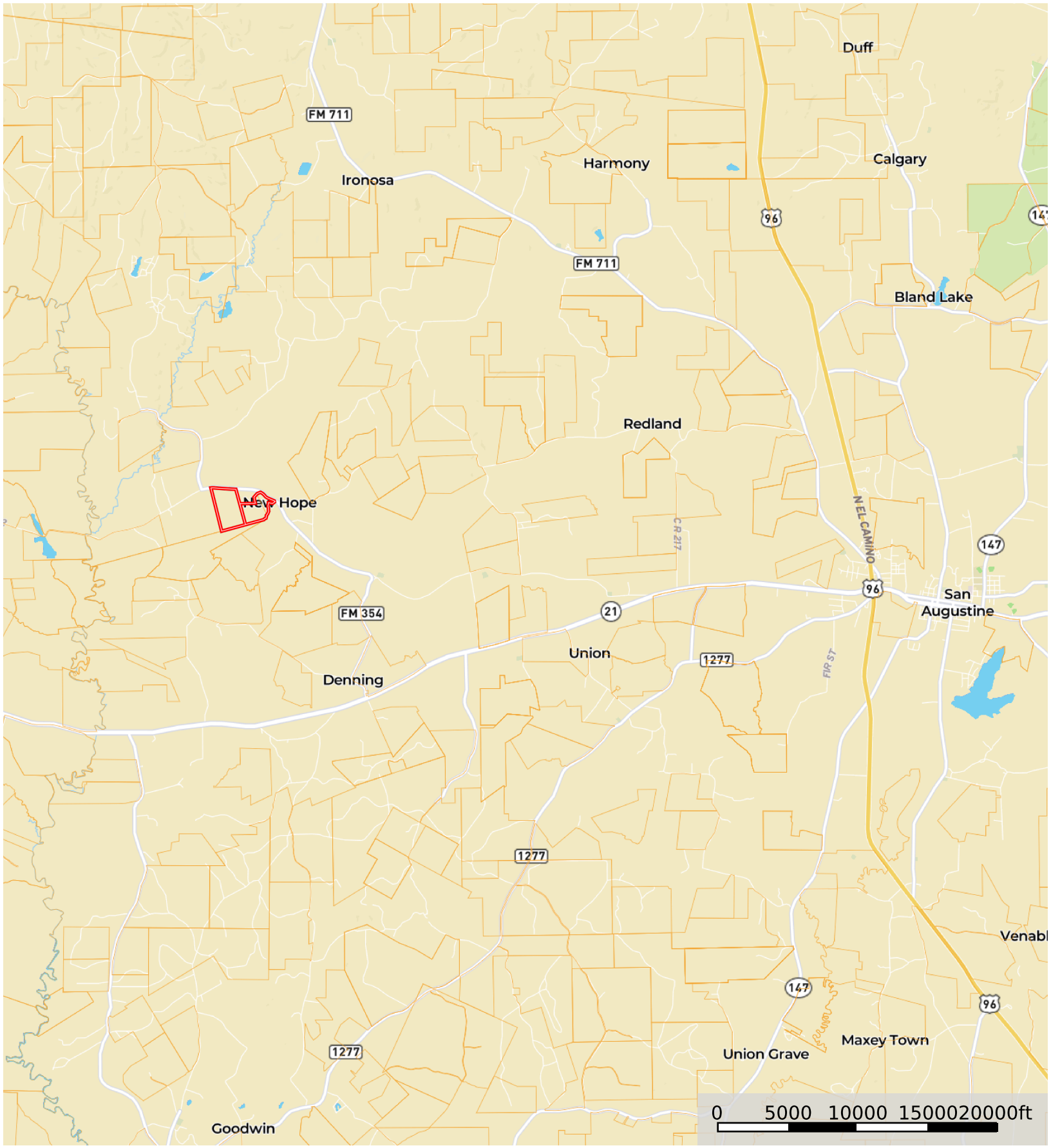
Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

Cathie Rolf

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Price Creek - 205 ac

Texas, AC +/-



Boundary

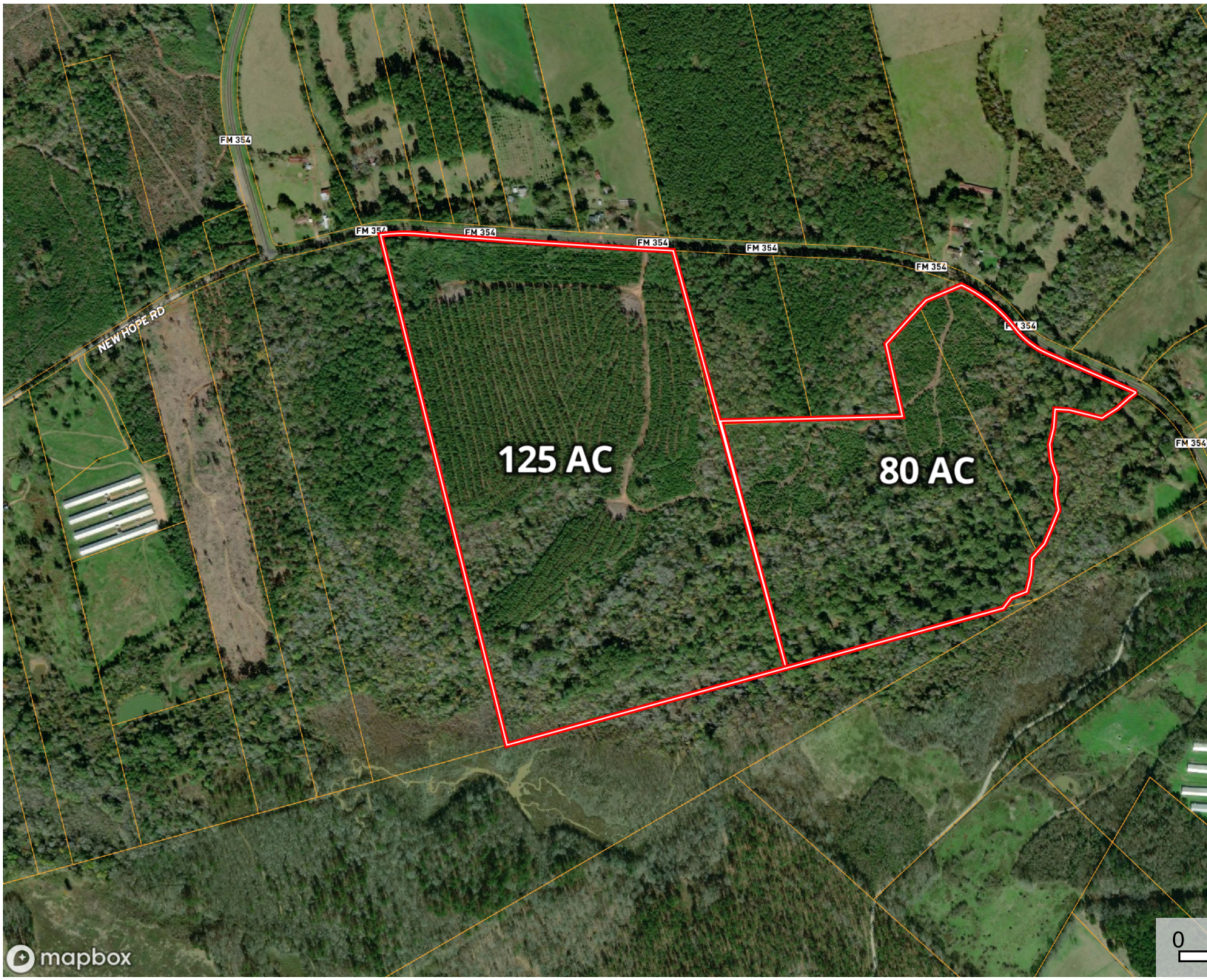
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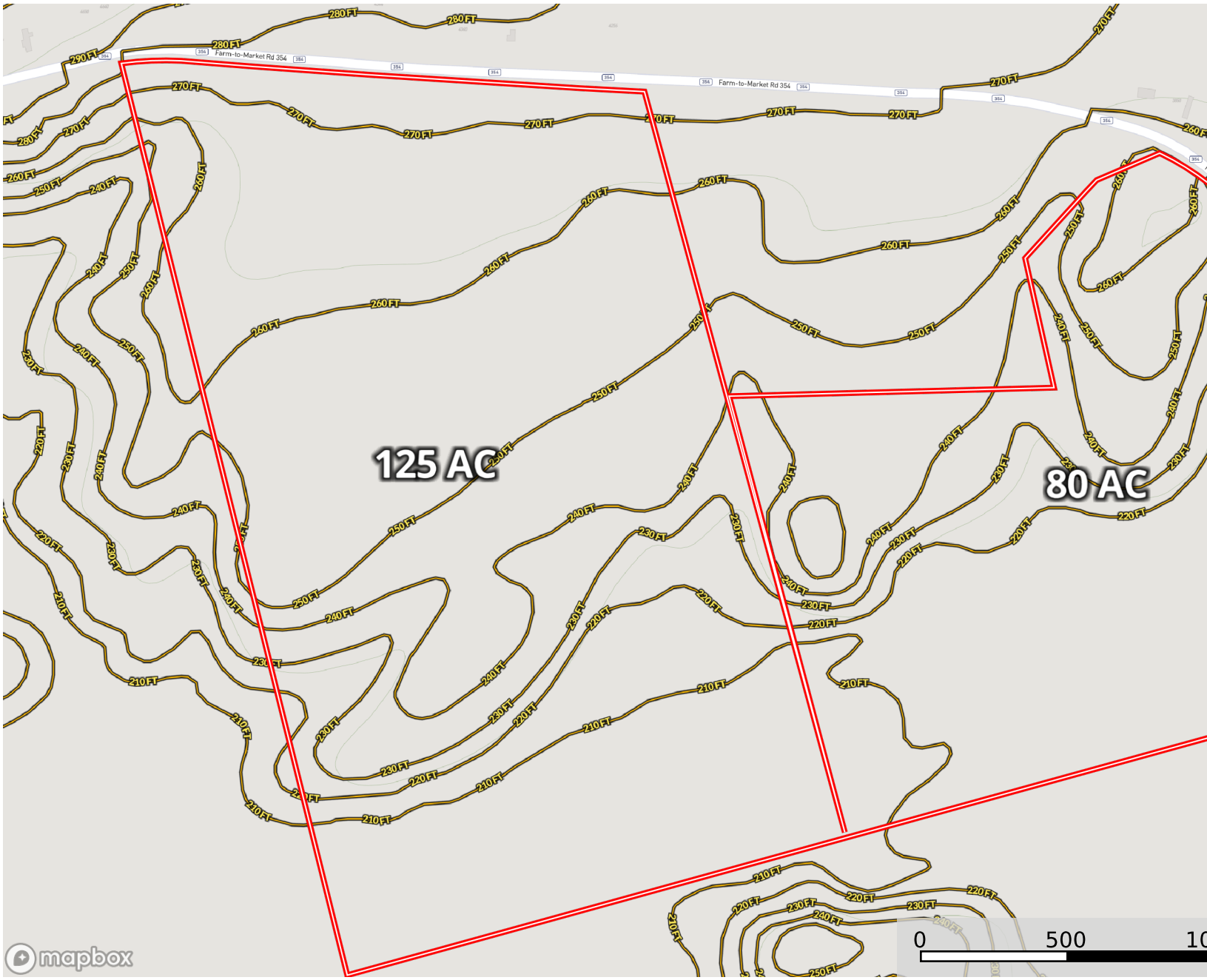


Boundary

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