

TERRAMIGA | FICTIONAL DEMONSTRATION

Sunrise Nacogdoches Woodland Tract [Demo]

Nacogdoches County, Texas | 66.60 acres | Illustrative price \$492,500

NOT AN ACTUAL OFFERING

Sunrise Nacogdoches Woodland Tract brings 66.6 acres of Nacogdoches County land together with loading clearing. Pine and hardwood forest follows the rolling ground, with red sandy-clay soil and wooded drainages. A gravel entrance, a small log-loading clearing and two maintained forest trails; no buildings. Existing trails and a loading clearing give woodland work a useful starting point. A seasonal wooded drainage holds scattered pools after rain; no developed water supply.

LAND AND IMPROVEMENTS

Loading clearing; Two forest trails; Gravel entrance

A gravel entrance, a small log-loading clearing and two maintained forest trails; no buildings.

WATER

A seasonal wooded drainage holds scattered pools after rain; no developed water supply.

BUYER FIT

Existing trails and a loading clearing give woodland work a useful starting point. The 66.6 acres give a buyer room to plan around those facilities.

PROPERTY REVIEW

Review trail drainage and ask a forester to assess stand condition. Access records and utility details are being assembled.

All photographs supplied for this demo are generated illustrations, not photographs of an actual listed property.