

TERRAMIGA | FICTIONAL DEMONSTRATION

North Fork Nacogdoches Woodland Tract [Demo]

Nacogdoches County, Texas | 364.00 acres | Illustrative price \$2,392,500

NOT AN ACTUAL OFFERING

With loading clearing, North Fork Nacogdoches Woodland Tract offers 364 acres in Nacogdoches County. 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

A buyer looking in Nacogdoches County who values loading clearing and wants 364 acres to work with.

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.