

## Denning Pines Properties

**Six individual tracts varying from 6 to 323 acres in size. The options are endless, whether you are looking for a 6-acre homestead, 100 acres for hunting and recreation, or over 300 acres of timberland.**



***6—323 Acre Tracts  
Denning, San Augustine County, Texas***

**Price Varies Per Tract**

## LOCATION

In the heart of East Texas, a little town called San Augustine lies between Sam Rayburn Reservoir and Toledo Bend Reservoir. Just 9 miles outside of San Augustine, these tracts have quick access to State Highway 21.

Only 30 miles from Nacogdoches, Texas's oldest town, offers small-town shopping and the campus of Stephen F. Austin State University. Axe 'em, Jacks!

A number of timber mills, including Georgia Pacific (Pineland), Georgia Pacific (Corrigan), Angelina Forest Products (Lufkin), Cal-Tex Lumber (Nacogdoches), and Roy O Martin (Corrigan), are all within a 90-mile radius of the property, giving timberland buyers security in their investment.



County Road 255 winds through the tract to HWY 21.

## ACCESS

County Road 255 is a county-maintained gravel road just one mile south of State Highway 21, a state-maintained paved highway that runs from Nacogdoches to San Augustine.

The availability of utilities is unknown and will need to be verified by the buyer. There are power poles along CR 255 just north of the tracts.

Directions to the tracts: From State Highway 21 near Denning, TX, turn south on CR 256. In ½ mile, turn south on CR 255. The property begins ½ mile on CR 255.



The tract's hard edge habitat is great for wildlife.

## SITE DESCRIPTION

Residential real estate, small acreage investment, recreational use, hunting/wildlife management, and timber production are all in play here, with individual tract sizes available from 6 to 323 acres. There are 464 acres in total available.



The Denning Pines Properties offer a mixture of mature timber and young loblolly pine.

## TIMBER

The primary timber types are young pine plantations planted in 2015 and 2020. Stream Side Management Zone (SMZ) hardwood corridors are breaking up the young plantations, giving a mosaic appearance.

The young plantations are second generation loblolly seedlings planted at 605 trees per acre with a site preparation regime of a chemical application and prescribed burning.

## ALL TRACTS AVAILABLE

DTOF TX, LLC is offering a total of six tracts that vary in acreage. Currently, all tracts are available.



A healthy forest starts with a fully stocked stand.

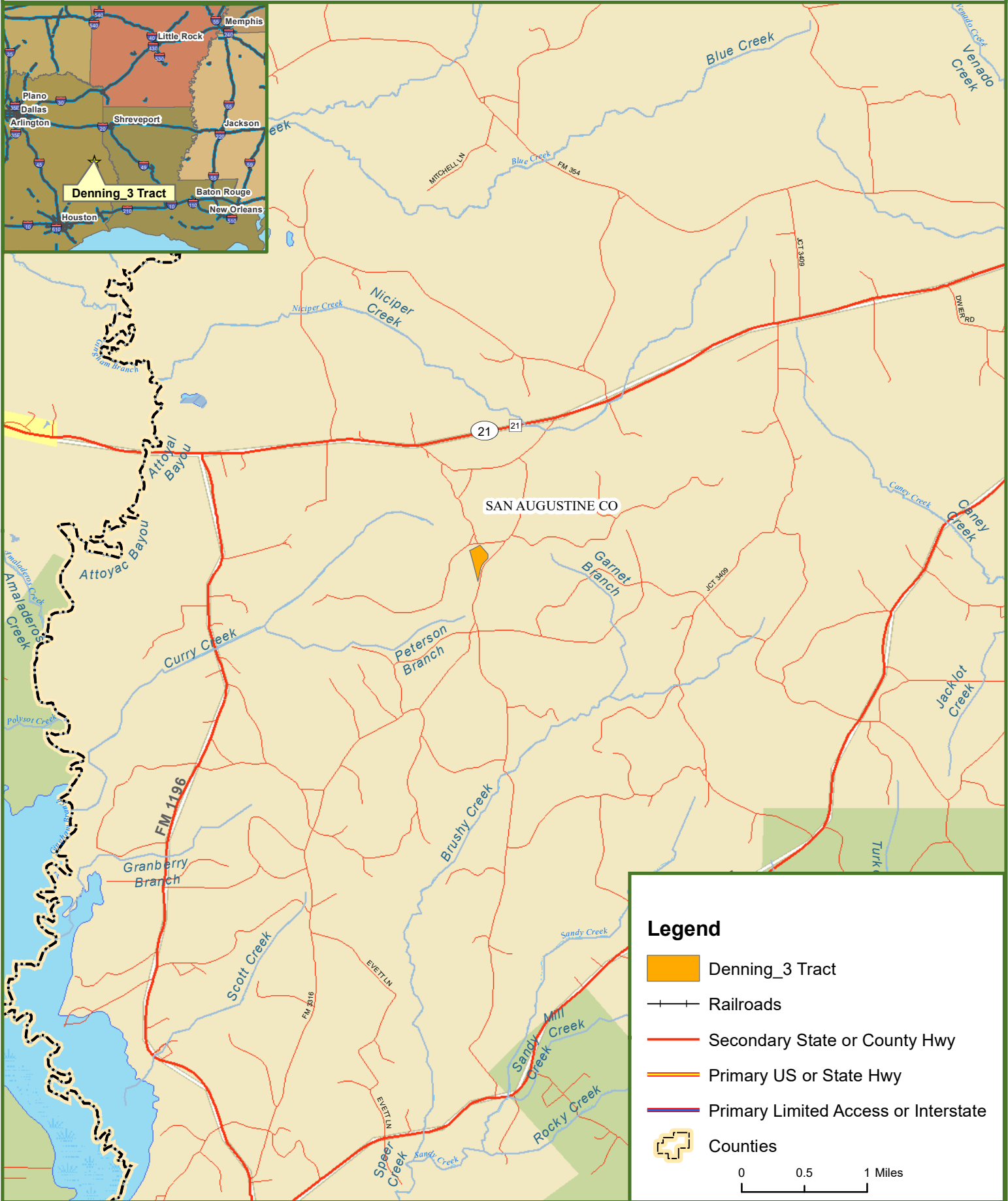
All Tracts Available			
Tract	County	Acres +/-	List Price
Tract #1	San Augustine	11	\$106,807
Tract #2	San Augustine	6	\$73,111
Tract #3	San Augustine	13	\$127,252
Tract #4	San Augustine	17	\$167,544
Tract #5	San Augustine	95	\$472,561
Tract #6	San Augustine	323	\$1,131,880

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.







Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.



# Locus Map Denning\_3 Tract San Augustine County, TX 13.00 ± Acres



**Legend**

-  Denning\_3 Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

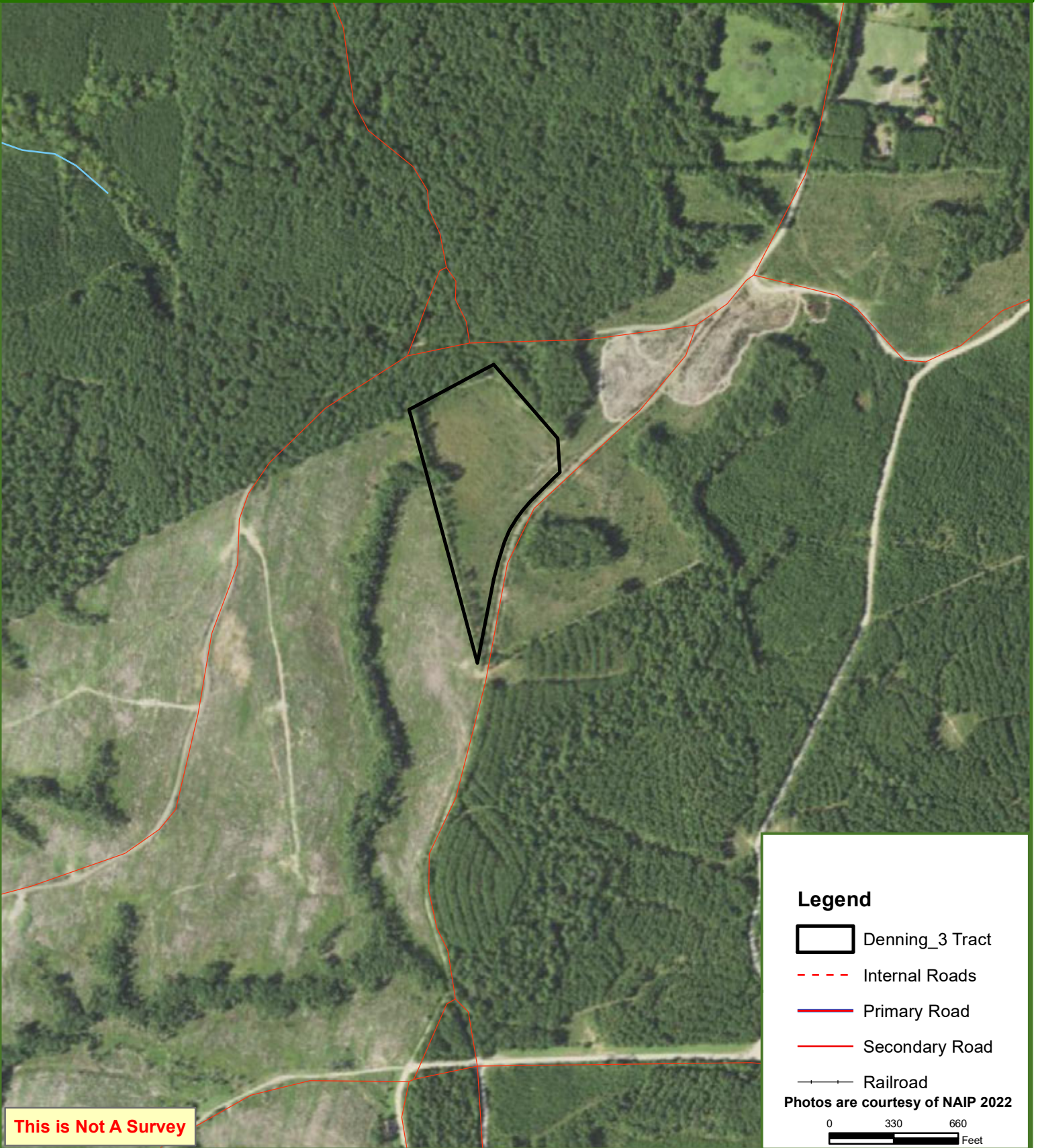
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# Denning\_3 Tract

## San Augustine County, TX

13.00 ± Acres



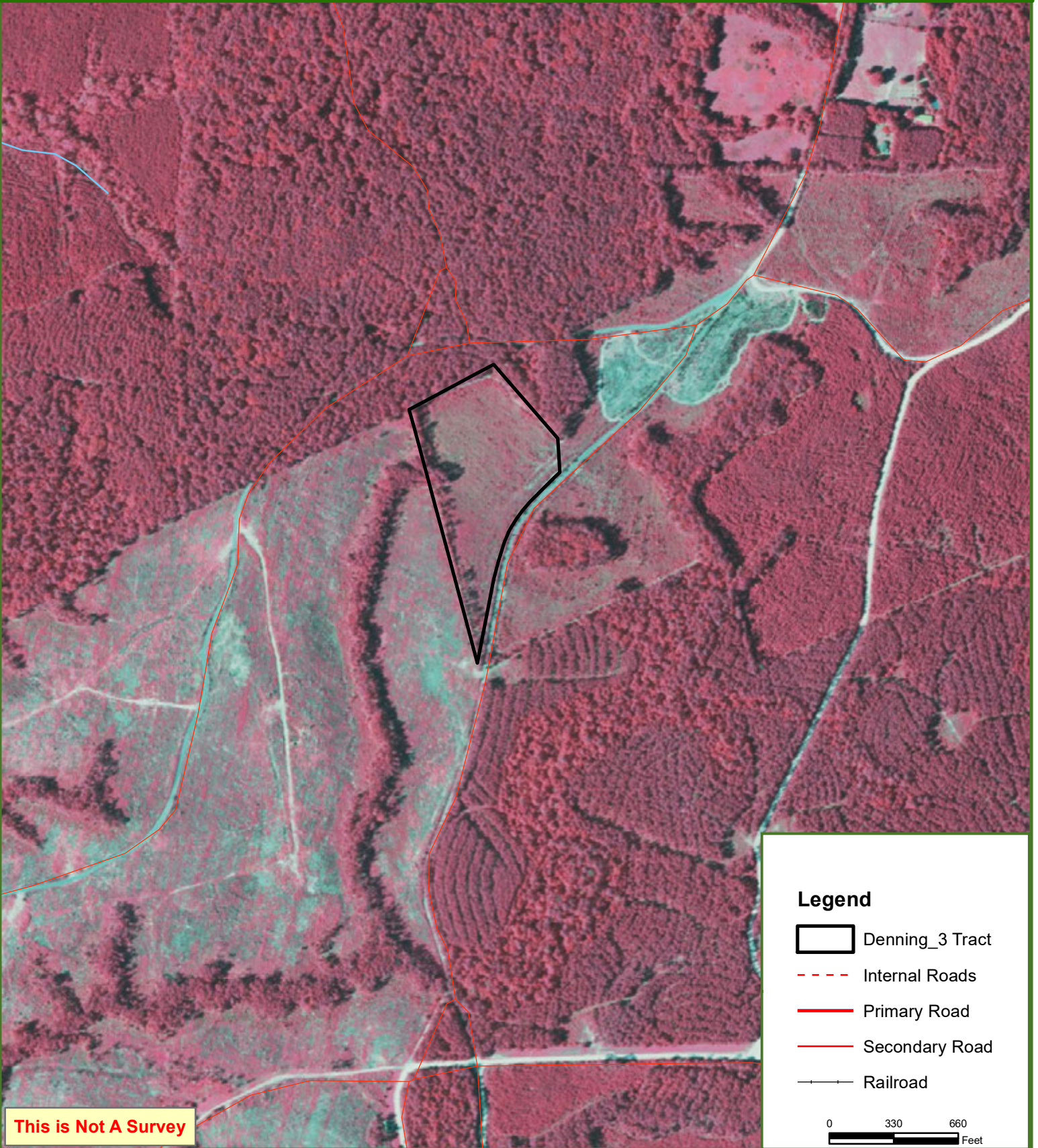
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.








# Denning\_3 Tract

## San Augustine County, TX

13.00 ± Acres



### Legend

-  Denning\_3 Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 330 660  
Feet

**This is Not A Survey**

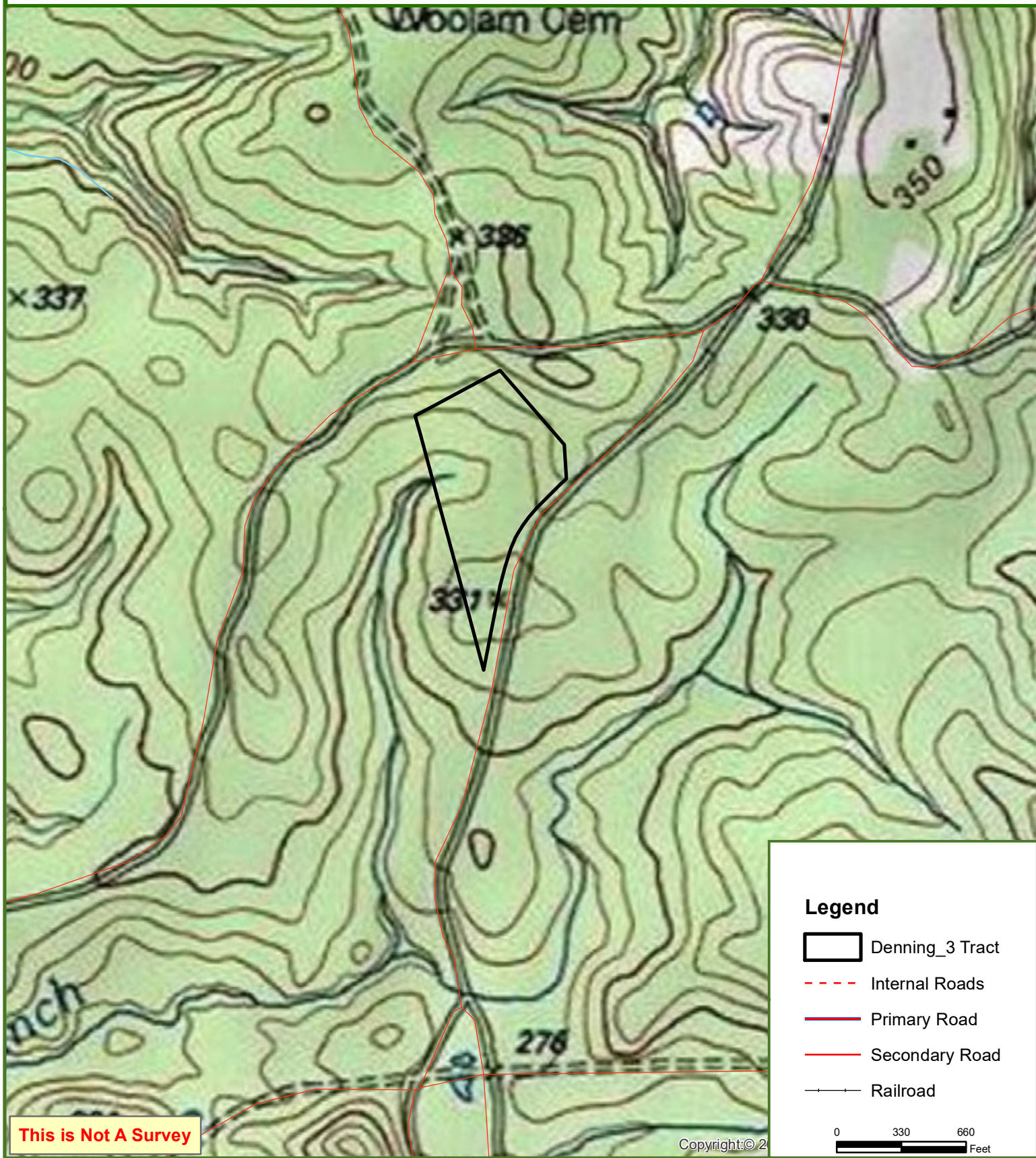
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