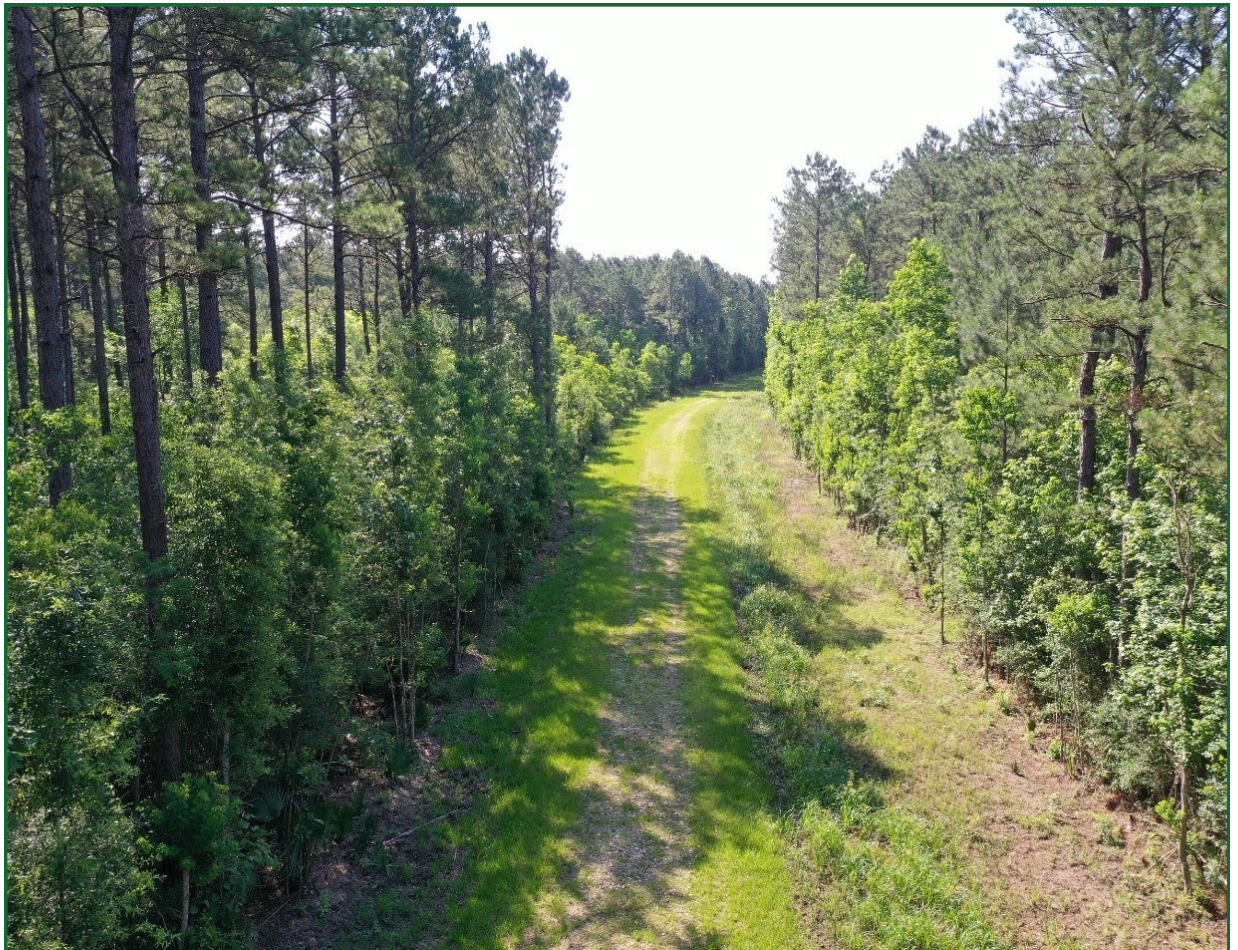


## **BLACK CAT TIMBERLAND**

**An excellent ownership opportunity offering the option for an immediate return on your purchase with hundreds of acres of mature loblolly pine ready to be harvested in Sour Lake, Texas.**



***+/- 900 Acres***  
***Sour Lake, Hardin County, Texas***

**~~\$3,200,000~~**

**Price Improvement \$2,999,999**

## LOCATION

The Black Cat Timberland is located just a couple miles north of Sour Lake, Texas, deep in the East Texas Pineywoods Region. Sour Lake is conveniently situated between Beaumont and the Greater Houston Area, providing a rural setting not far from industrial cities.

## ACCESS

Black Cat Road, a county-maintained gravel road, provides access to the tract. County maintenance ends at the entrance of the property, which is gated. The road then bisects through the length of the property.

Directions to the tract: From Sour Lake, Texas, take HWY 326 north, three miles to Black Cat Road. Turn west on Black Cat Rd. The county maintenance ends just before the property, which starts at the locked gate across the road.

## SITE DESCRIPTION

Black Cat Road bisects the property and is a very well-maintained internal road. The relatively flat terrain and site index of the soil types make this tract an excellent site for growing loblolly pine.

According to USGS data, the average soil site index ranges from 90-98 feet at base age 50 for loblolly pine. According to soil type, the forest productivity is 130-152 cubic feet per acre per year. Data sourced from Texas AM Forest Service Map My Property Application.

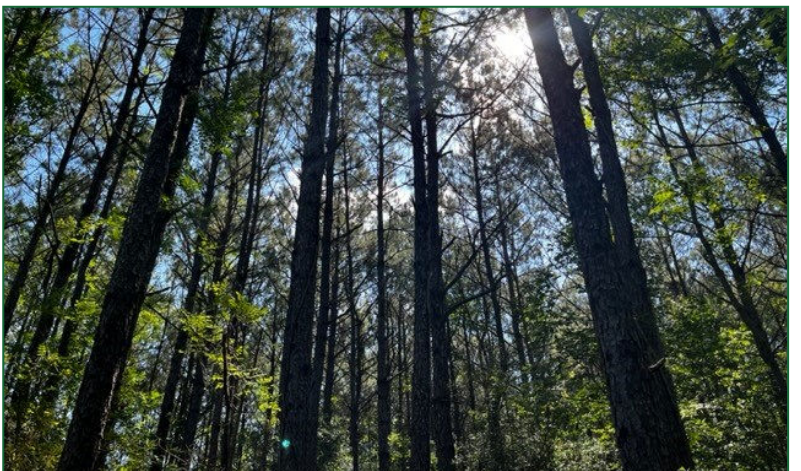
The owners will convey any interest they have in an additional 193 acres in a separate deed at no additional cost. These additional acres do not have clear title but have been managed as part of the property for years. These acres are identified on the maps provided.



Black Cat Road provides access to the tract.



The property features a gated entrance.



This tract offers hundreds of acres of mature pine timberland.

## TIMBER

The Black Cat Timberland tract offers 900 titled acres with an estimated 86,012 tons of merchantable pine and 7116 tons of merchantable hardwoods. More than 600 acres of the pine plantation are over 30 years old, offering immediate timber sale revenue opportunities. There are 65 acres of pre-merchantable pine plantations ranging in age from 11-14 years old. These numbers are an estimate and not guaranteed. The buyer should verify these numbers.



**Black Cat Timberland offers 900 titled acres with immediate return on your investment with hundreds of acres of mature loblolly pine ready to be harvested.**



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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.

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