

## 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.

## 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.

## 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.



County Road 255 winds through the tract to HWY 21.



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



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

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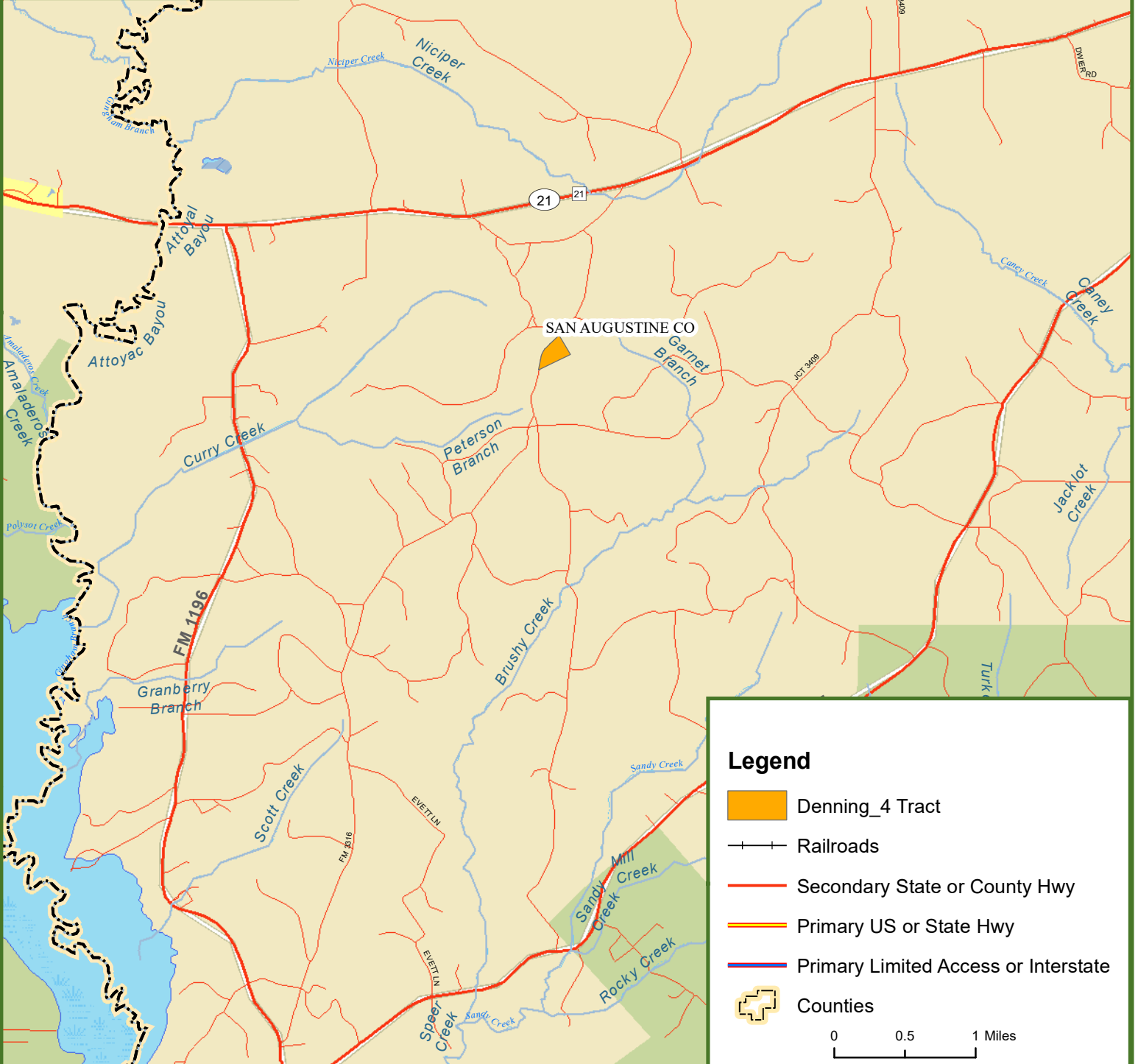


# Locus Map

## Denning\_4 Tract

### San Augustine County, TX

17.00 ± Acres

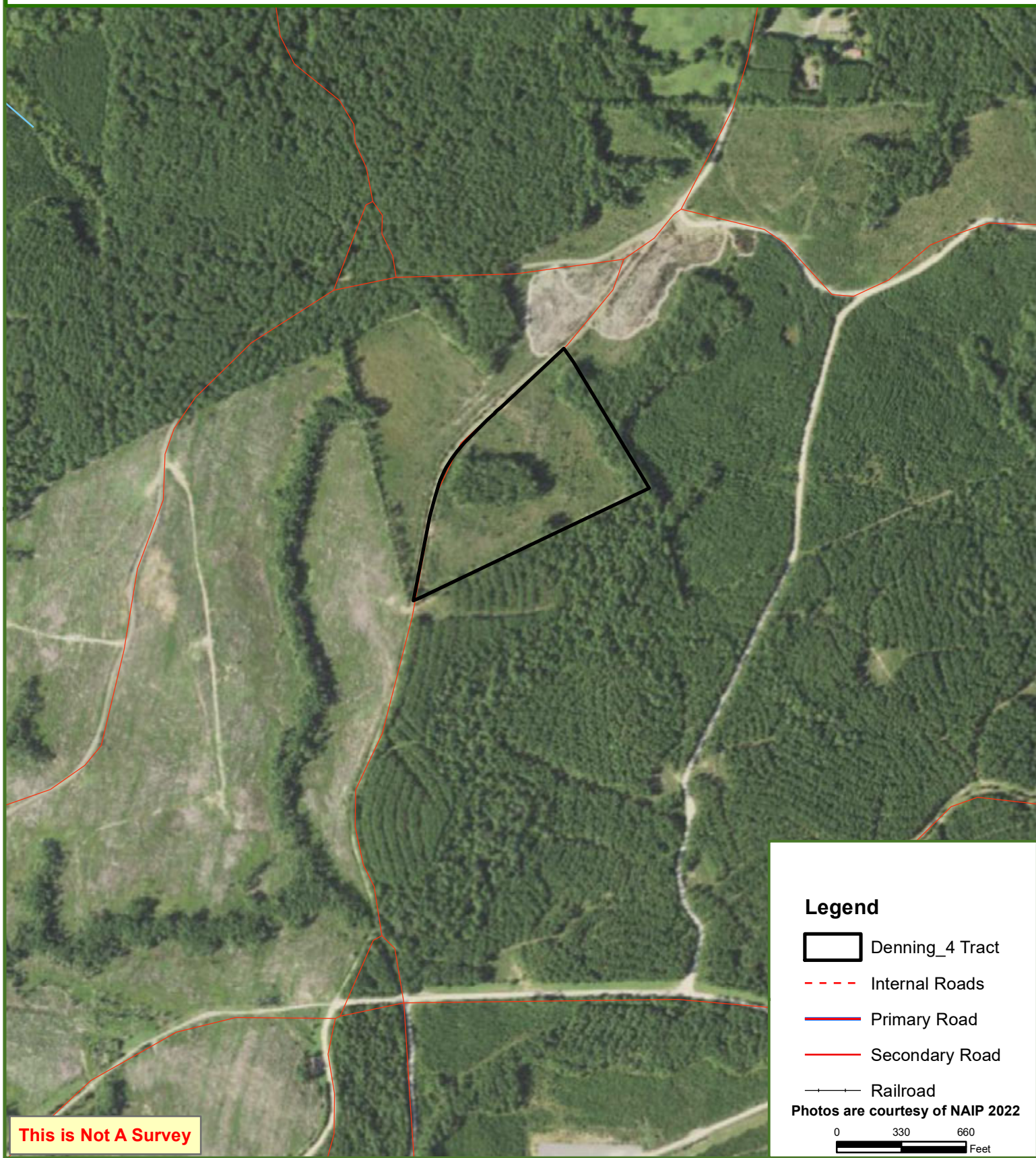









# Denning\_4 Tract

## San Augustine County, TX

17.00 ± Acres



### Legend

-  Denning\_4 Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022

0 330 660  
Feet

**This is Not A Survey**

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.

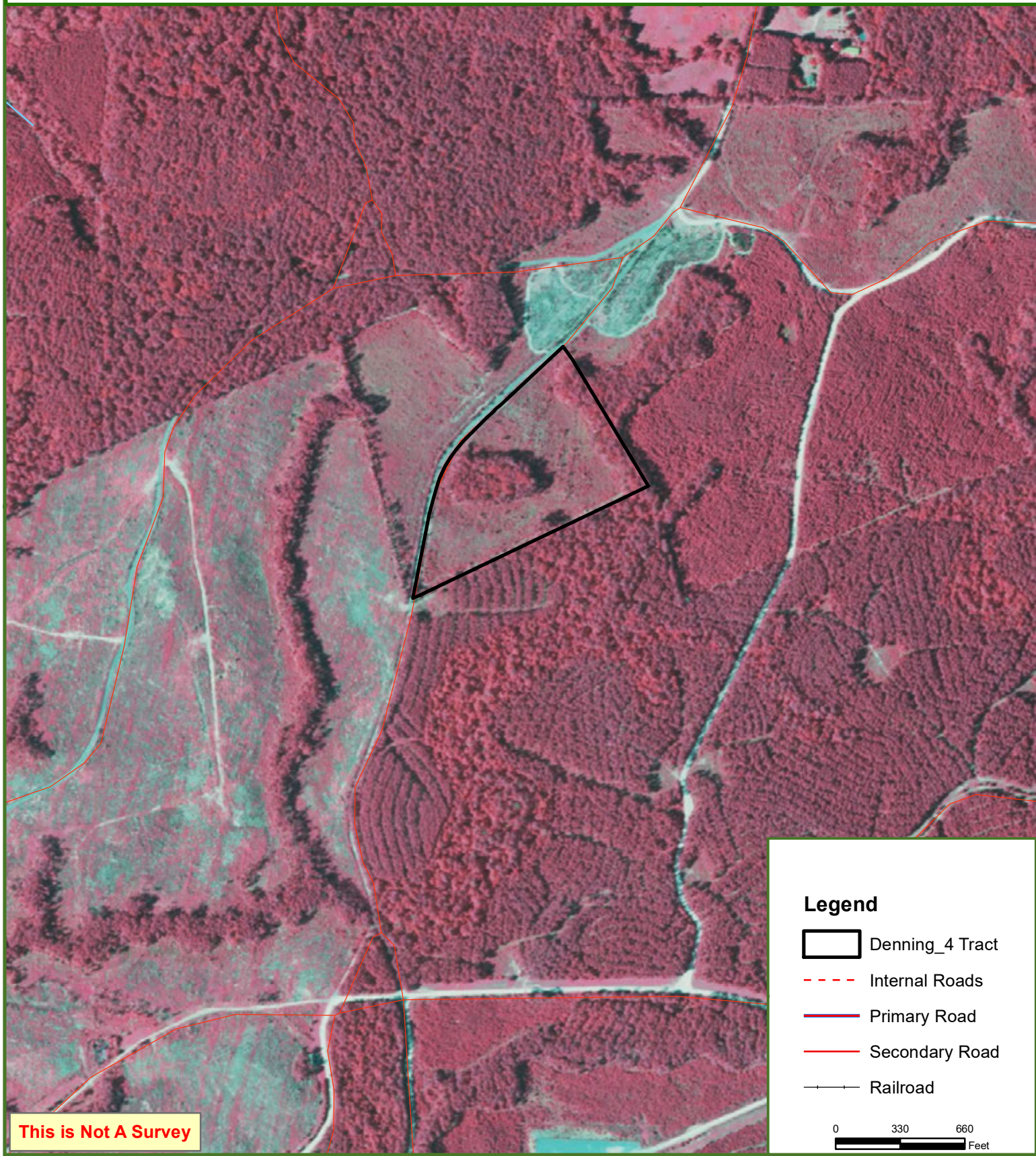




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San Augustine County, TX

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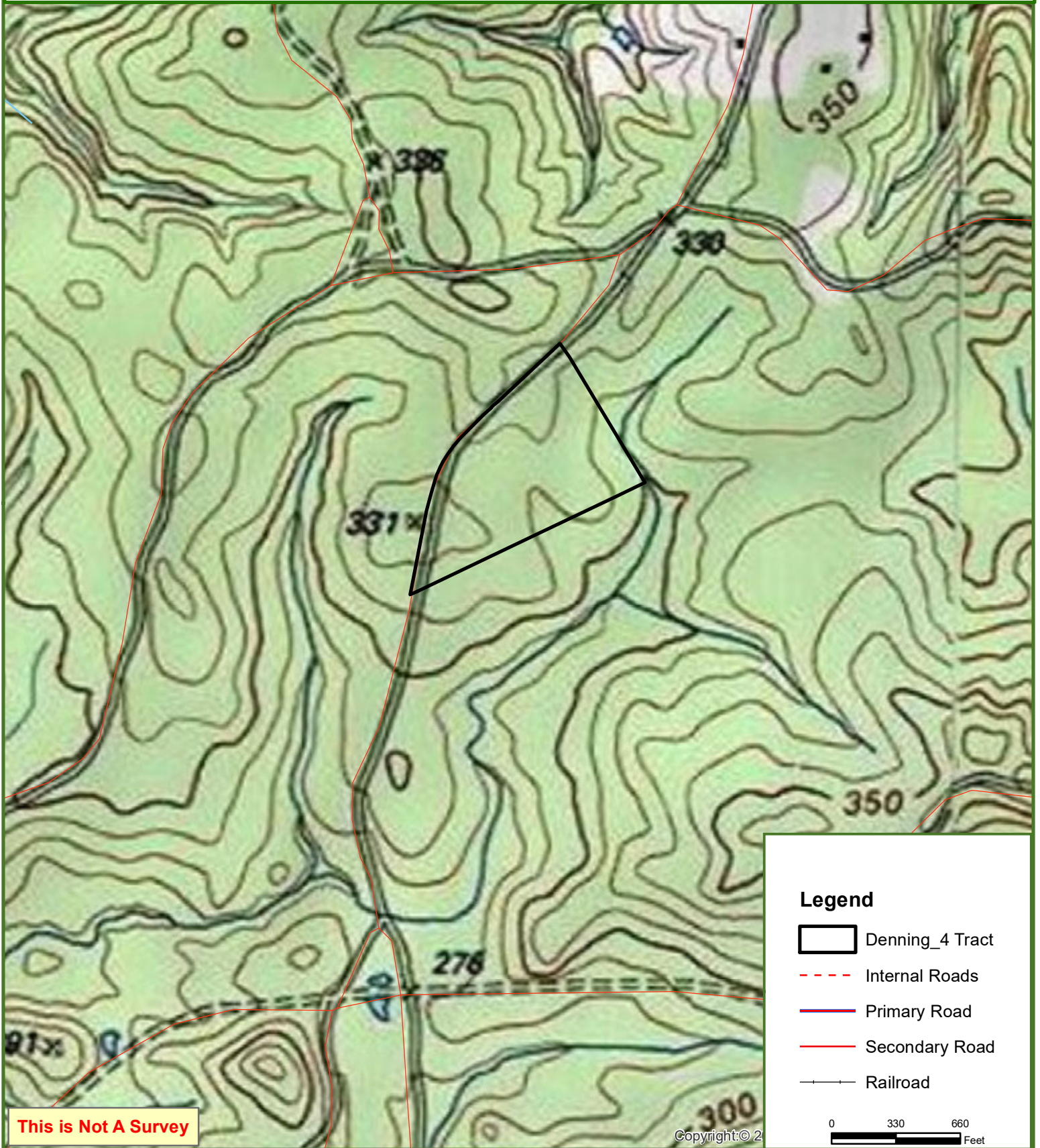




# Denning\_4 Tract

## San Augustine County, TX

17.00 ± Acres



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### Legend

- Denning\_4 Tract
- Internal Roads
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