



**Fountains
Land**
AN F&W COMPANY



Pineland Ranch #24

An unrestricted recreational paradise near Lake Sam Rayburn.

Property Highlights

-  \$135,000
-  15 Acres
-  Pineland, TX
-  Multiple Use

Discover this 15-acre ranchette in Deep East Texas, perfect for outdoor enthusiasts seeking recreational opportunities. With easy access to Lake Sam Rayburn from the nearby Ayish Bayou boat ramp, it's an ideal spot for fishing and nature activities. Just 4 miles from the quiet town of Pineland for essentials and 25 miles from Jasper for shopping, this property features a mix of natural hardwoods and planted loblolly pines, creating a wildlife haven for hunting and viewing. Bear Creek runs through the land, providing a reliable water source, while over 400 feet of road frontage along Highway 96 ensures convenient access.



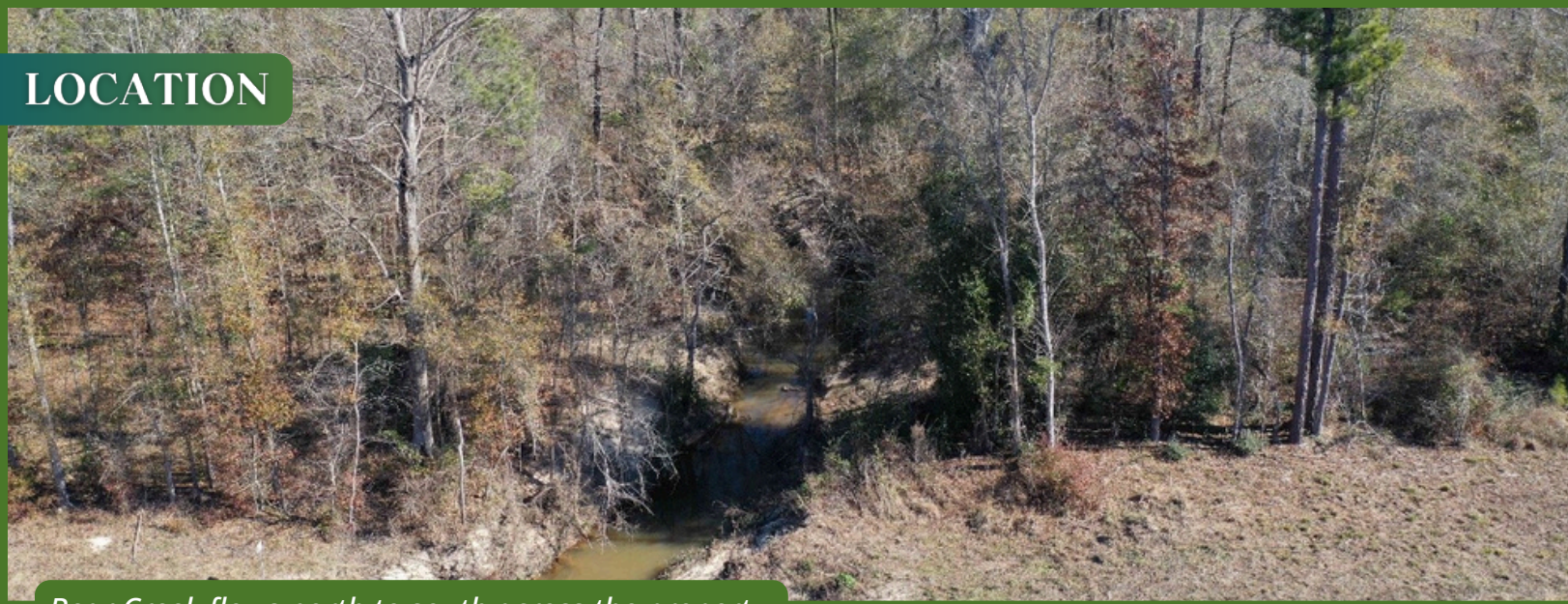
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LOCATION



Bear Creek flows north to south across the property.

This 15-acre ranchette in Deep East Texas offers ample recreational opportunities for outdoor enthusiasts. The nearby Ayish Bayou boat ramp provides access to Lake Sam Rayburn, renowned as one of the best fishing lakes in the country.

The quiet town of Pineland, Texas, is just 4 miles away and offers essentials for your weekend camping trips or weekly grocery shopping. For a wider variety of shopping options, Jasper, Texas, is located 25 miles to the south and features everything from large department stores to charming boutiques.

PROPERTY DESCRIPTION



A pipeline easement transects the property, providing great wildlife viewing and the possibility of future revenue if additional lines are installed.

This property features a combination of natural hardwoods and planted loblolly pines, creating an excellent habitat for wildlife, making it ideal for hunting or nature viewing. Bear Creek runs through the property, offering a reliable water source. Additionally, a pipeline easement crosses the land, providing a helpful clearing in the timber.

ACCESS



A culvert and rock crossing has been put in place to access the tract from HWY 96.

Pineland Ranch #24 features over 400 feet of road frontage along Highway 96, providing an easy commute from any direction.

TAX & TITLE



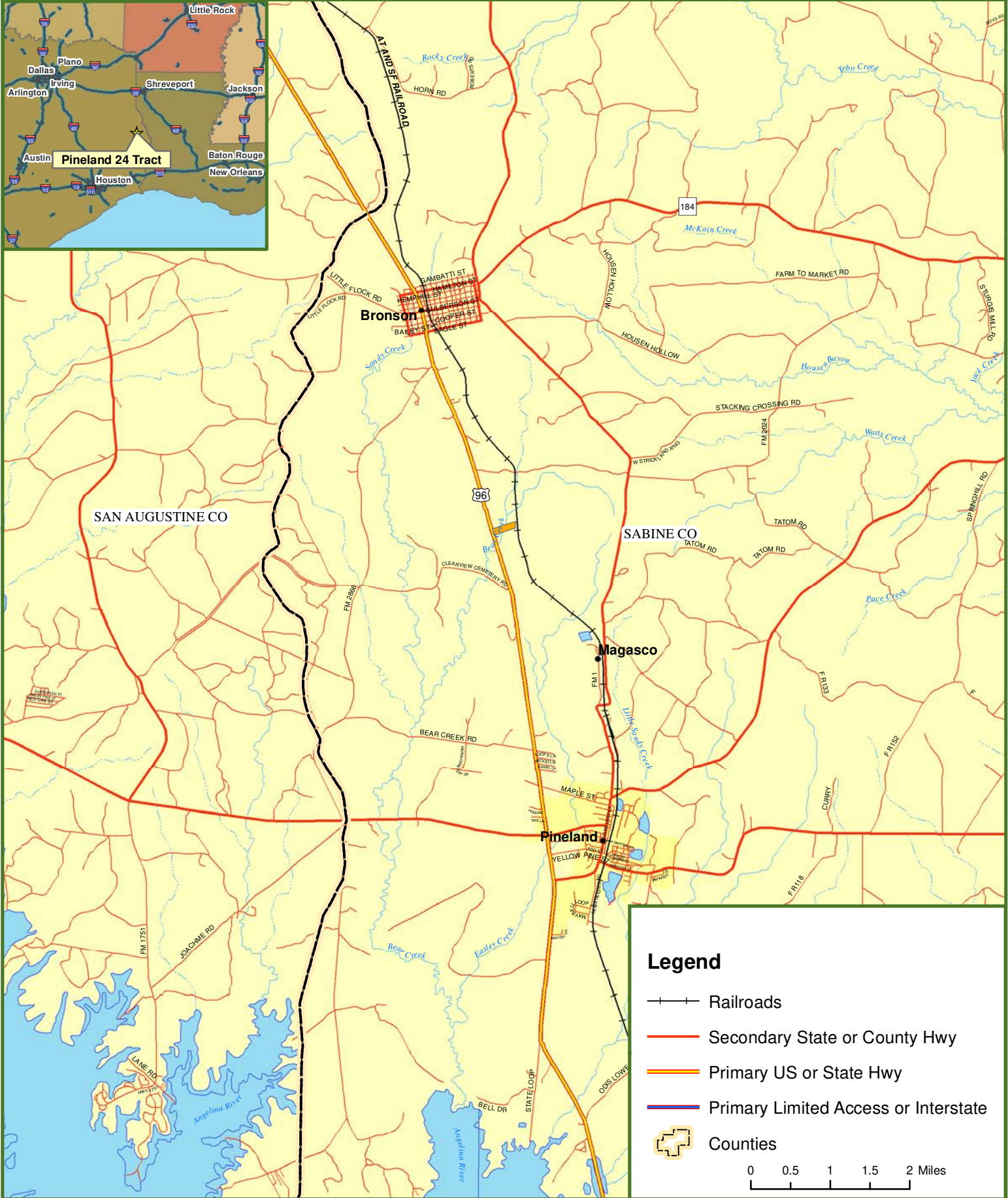
Land cleared for development.

A timber exemption is currently in place, significantly reducing taxes. Property taxes for 2025 amount to only \$17. The buyer must adhere to county regulations to maintain the timber exemption.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.



Locus Map Pineland 24 Tract Sabine County, TX 15.00 ± Acres



Legend

- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

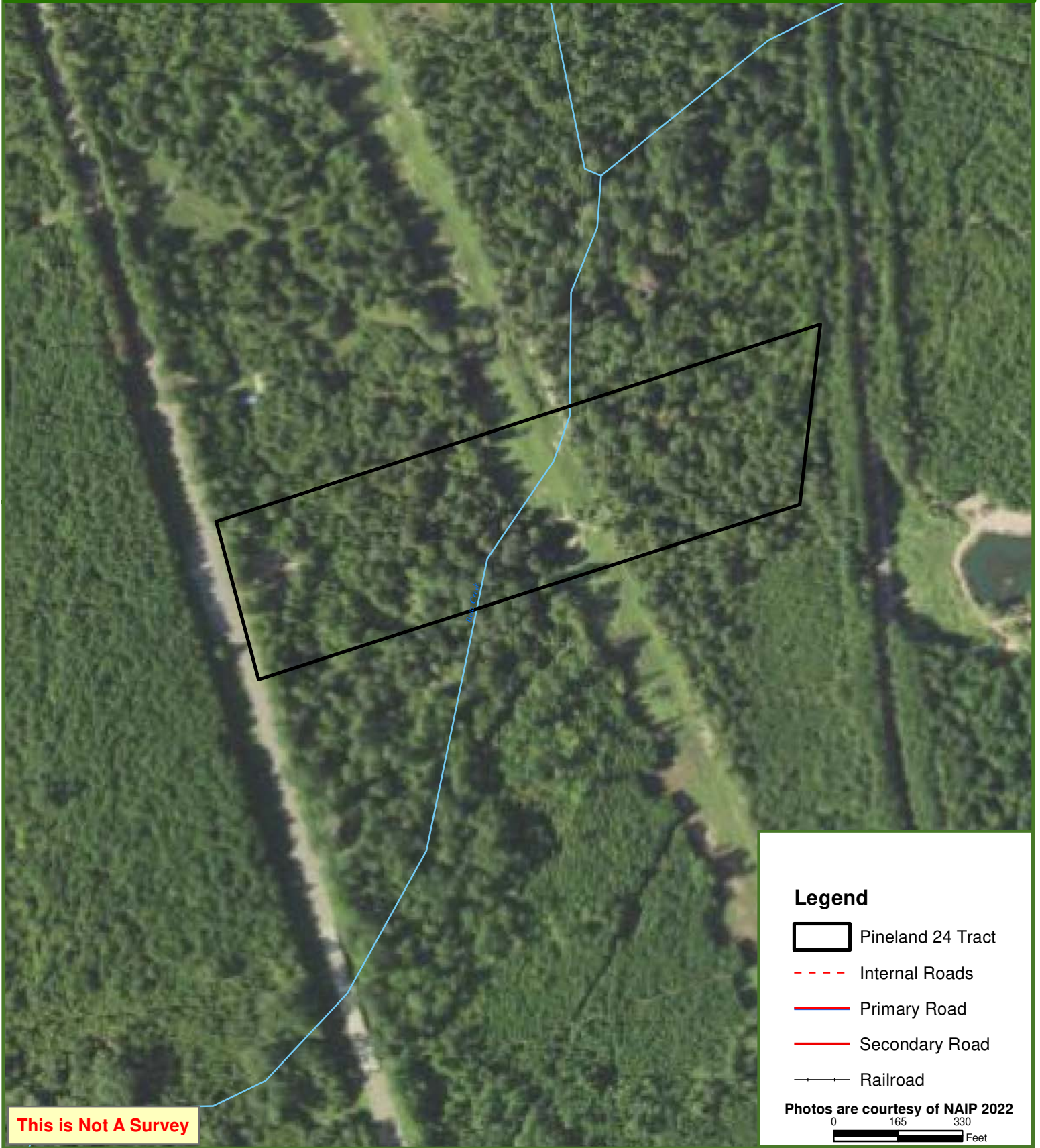
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
Pineland 24 Tract

Sabine County, TX

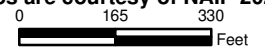
15.00 ± Acres



Legend

-  Pineland 24 Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022



This is Not A Survey

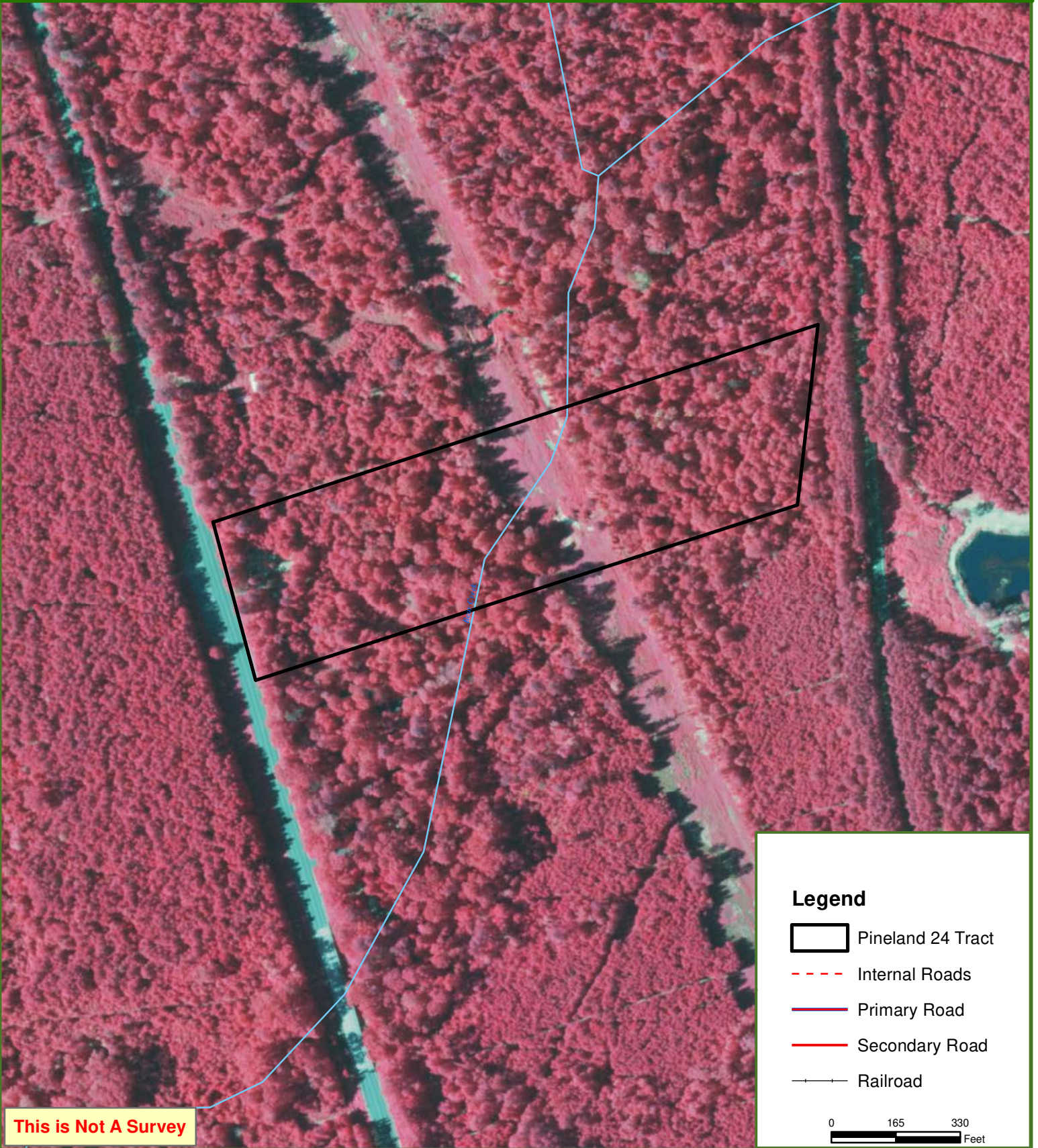
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Pineland 24 Tract

Sabine County, TX

15.00 ± Acres



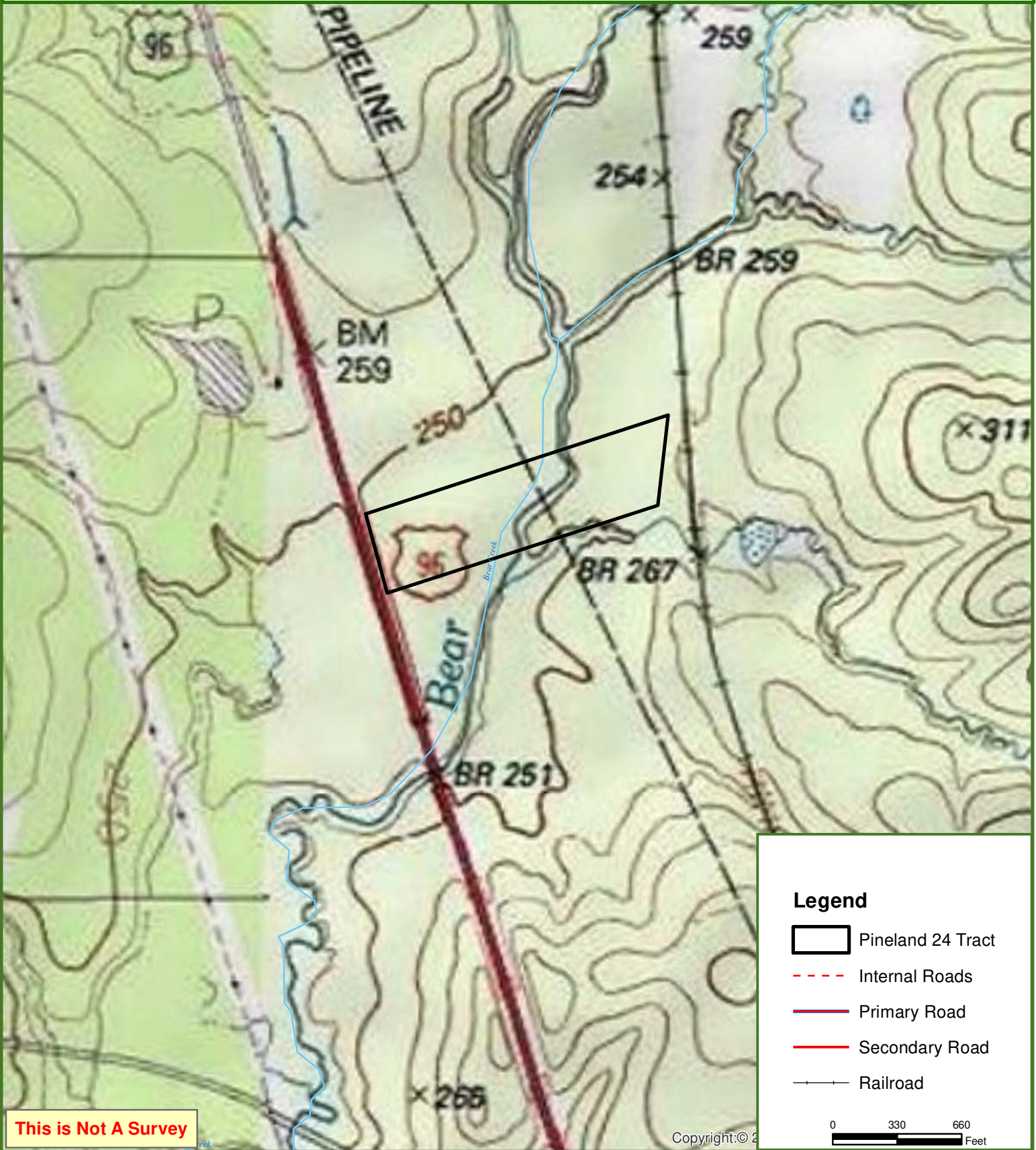
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