



**Fountains
Land**
AN F&W COMPANY

Trinity Lady Park Tracts

A first-time open listing of historic timberland property.

Tract #1



294 Acres



\$1,585,892

Tract #2



256 Acres



\$1,459,328

Tract #3



332 Acres



\$1,909,412

Tract #4



401 Acres



\$2,709,194

Tract #5



304 Acres



\$1,700,738

The Trinity Lady Park Tracts, situated in East Texas, consist of five individual parcels that can be purchased separately or in any combination. The tracts range in size from 256 to 401 acres. Each parcel features intensively managed timberland, making it an excellent opportunity for timber investment, recreational activities, or establishing a homestead.



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LOCATION



Trinity Lady Park Tract #3

The charming town of Trinity, provides both investors and homesteaders with all the essential services of a small community, including a hospital, grocery stores, fast-food, fuel stations, and dining establishments. Highway 19 connects Trinity to Huntsville, offering a quick commute for those looking to access I-45 for travel to Houston or Dallas.

ACCESS



Trinity Lady Park Tract #2

To access the Trinity Lady Park Tracts from Trinity, Texas, travel approximately two miles north of Trinity Lady Park Road. The gate for Tract 1 will be on the west side, 2.2 miles. The gate for Tract 2 will be on the west side, 2.8 miles. The gate for Tract 3 will be on the east side, 3.3 miles. The gate for Tract 4 will be on the east side, 2.8 miles. The gate for Tract 5 will be on the east side, 2 miles.

PROPERTY DESCRIPTION



Trinity Lady Park Tract #4

The Trinity Lady Park Tracts offer intensively managed timberland, making it an excellent option for investing, recreation, and homesteading. The property has been carefully managed to maximize pine timber growth through various silvicultural practices. These practices include planting elite loblolly seedlings, thinning, applying herbicides, and conducting prescribed understory burning.

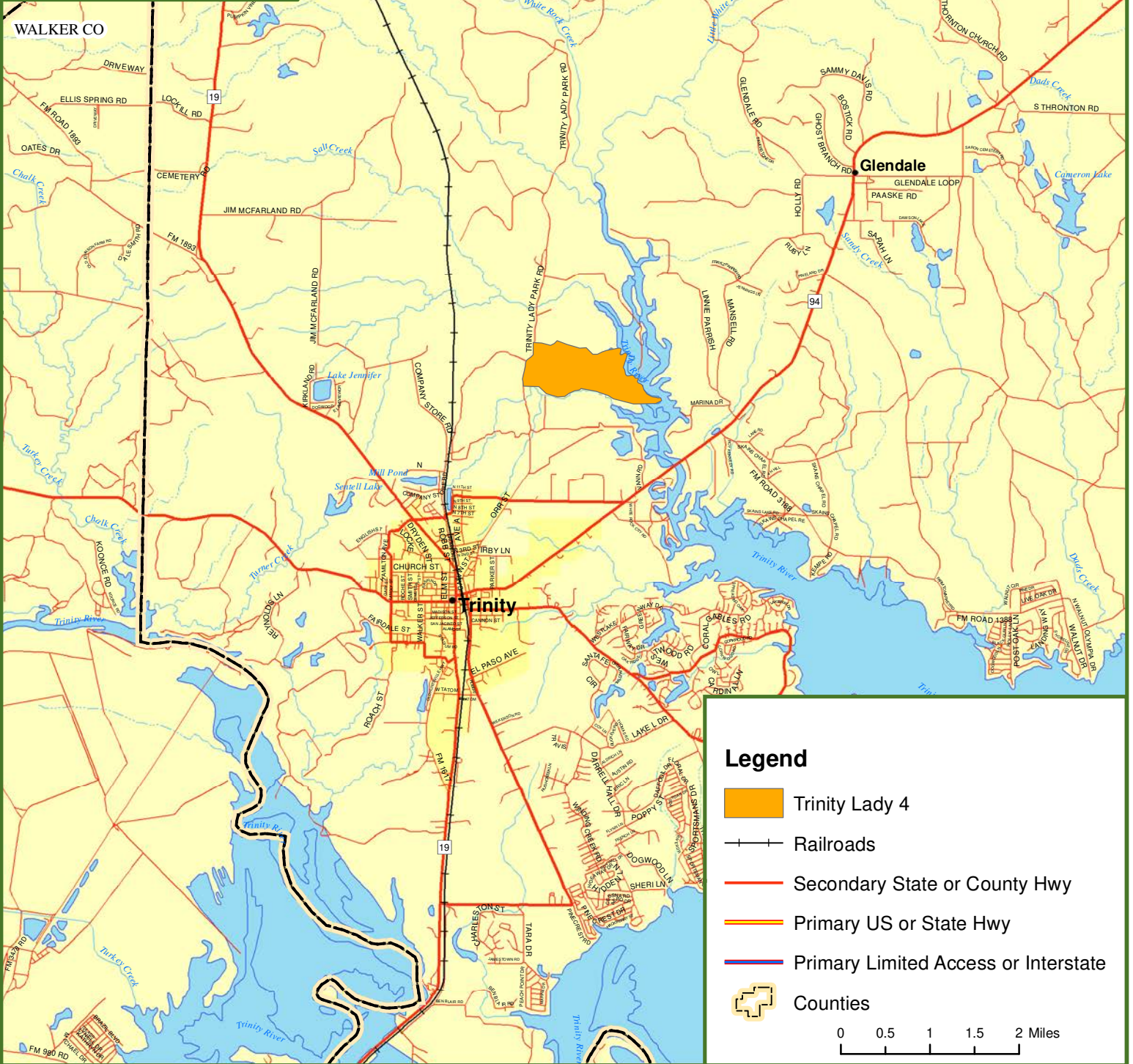
Deer hunting on this property has historically been managed to promote the harvest of large, mature whitetails while managing predator impact. Currently, several food plots are established for this purpose.

Tract #3 is bordered to the north by Salt Creek, a small, meandering water feature. Tract #4 boasts a quarter mile of water frontage along the famed White Rock Creek, which is regarded as one of the best locations for white perch, catfish, and white bass fishing in the Trinity River Watershed.

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 Trinity Lady 4 Trinity County, TX 401.00 ± Acres

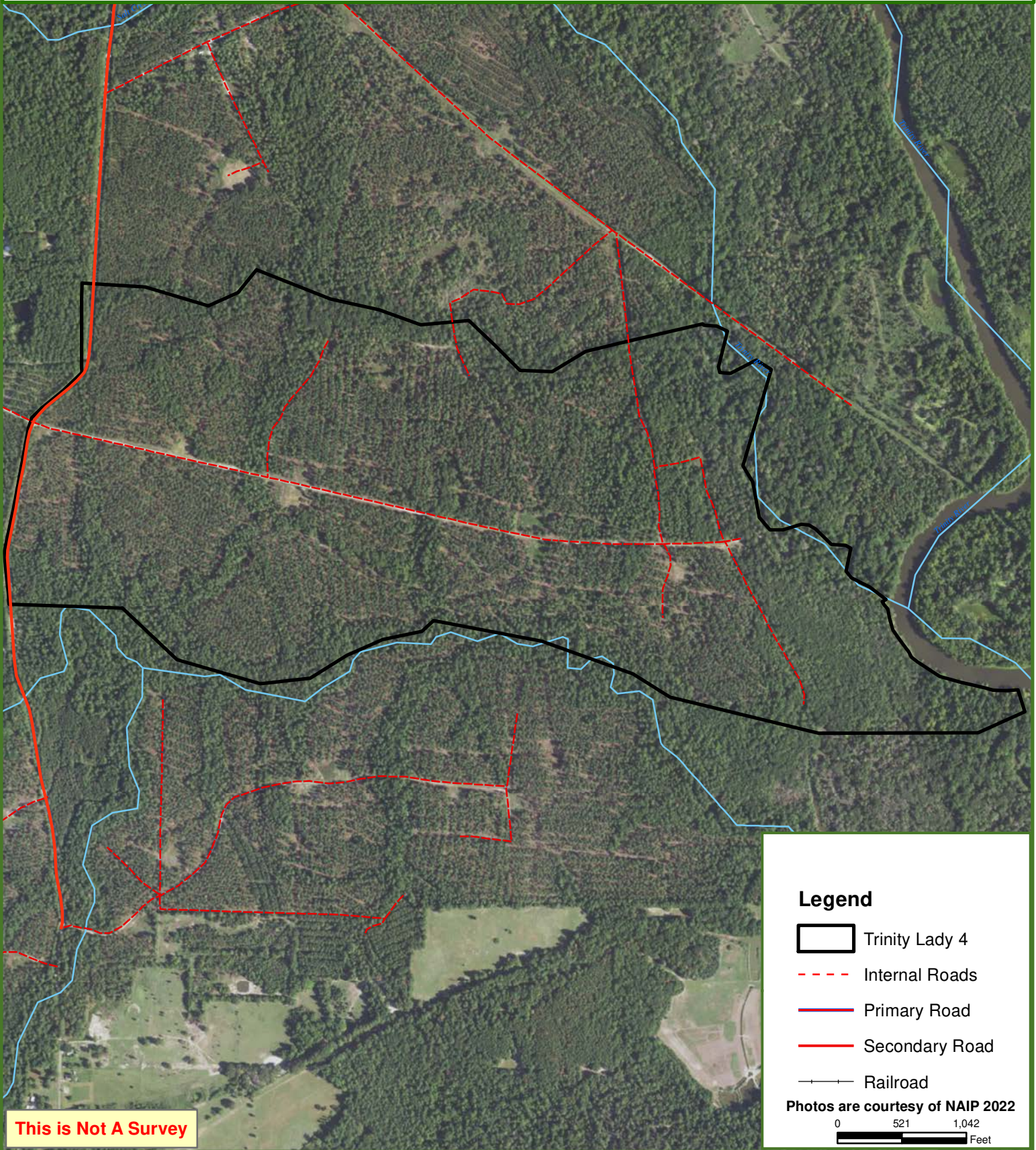




Trinity Lady 4






Trinity County, TX

401.00 ± Acres

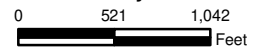


This is Not A Survey

Legend

-  Trinity Lady 4
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022



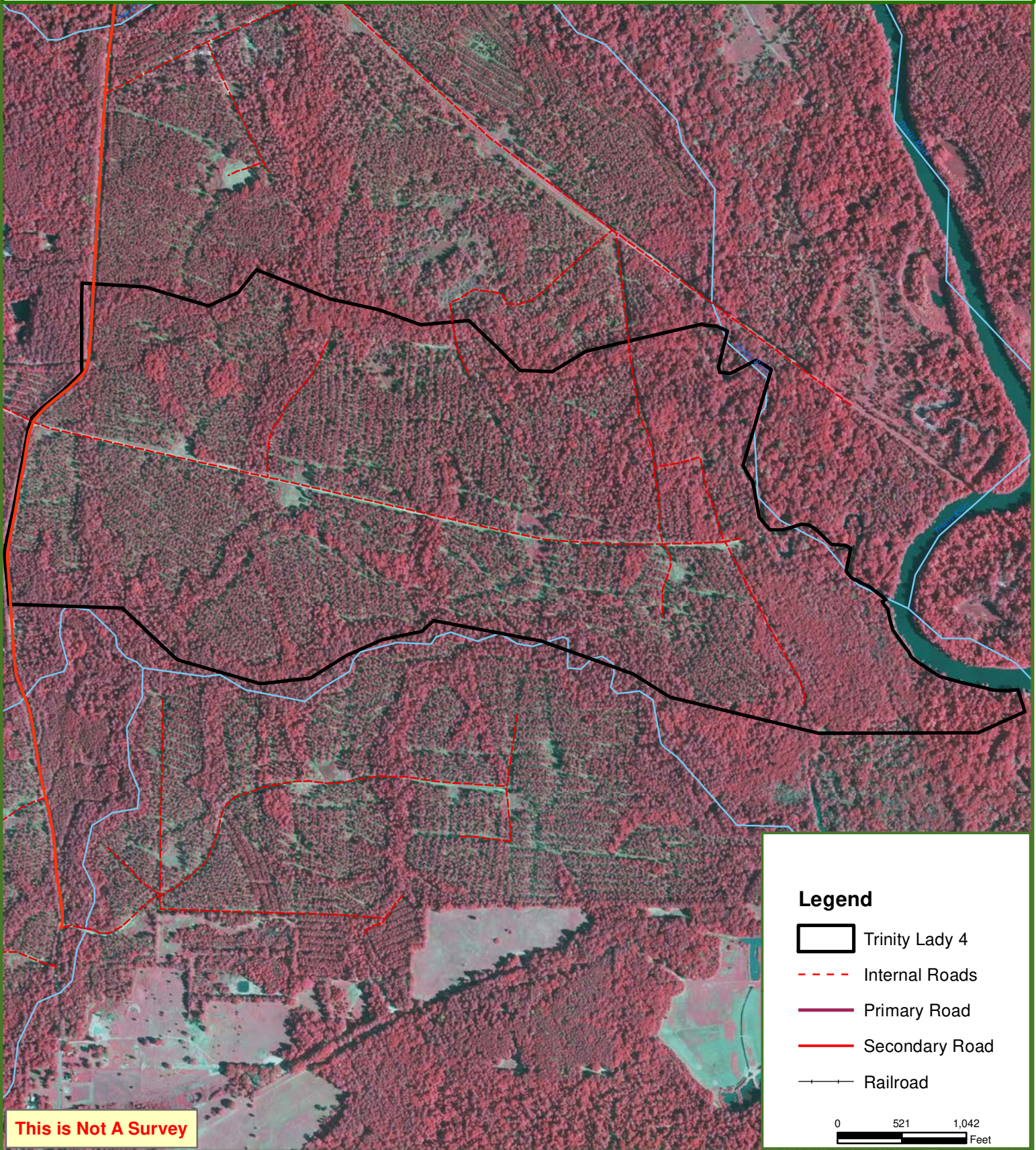
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Trinity Lady 4






Trinity County, TX

401.00 ± Acres



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Legend

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Feet

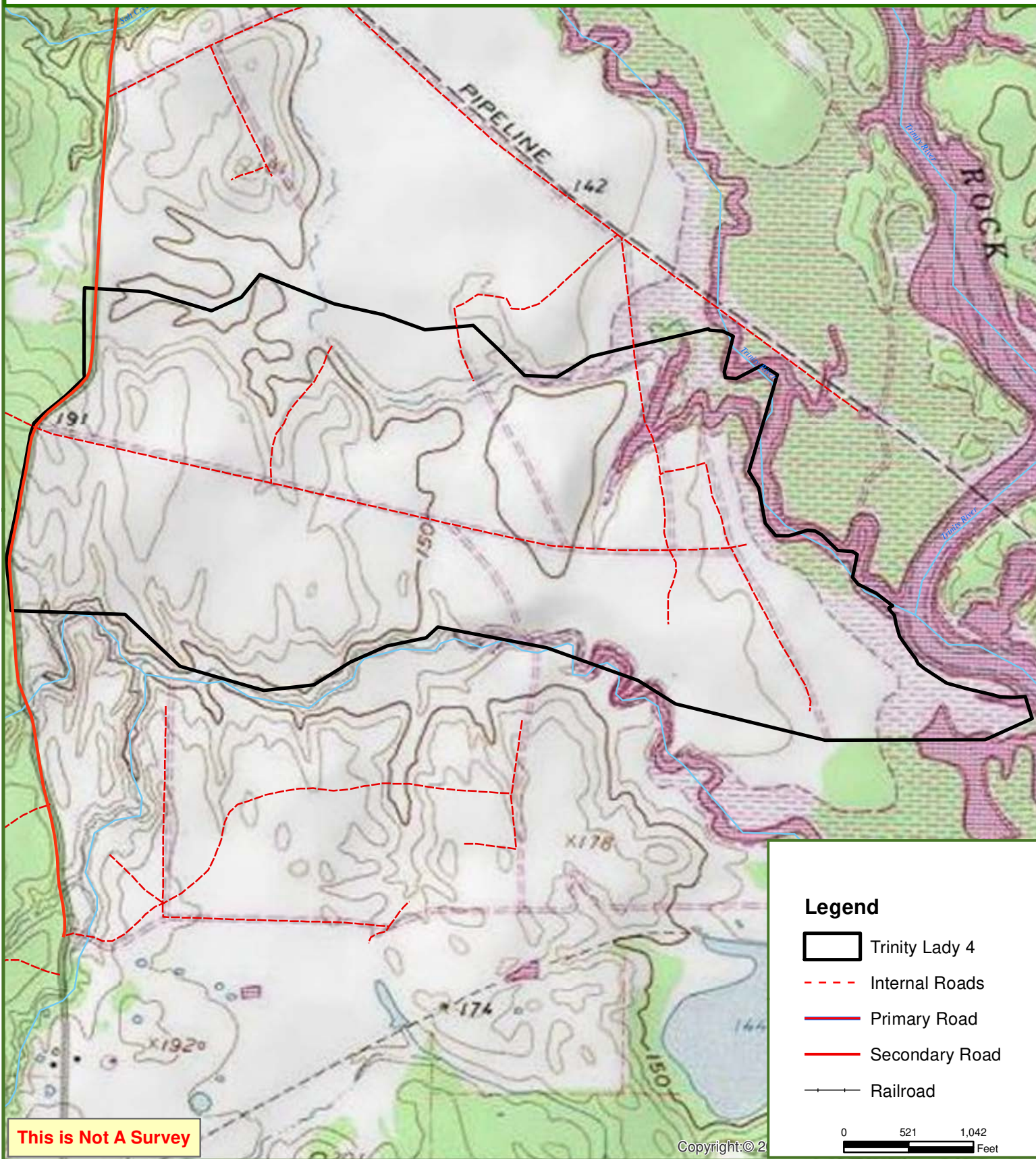
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