



F&W
Forestry

**Price
Improvement**



Buck Bay

**A deer hunter's paradise offering secluded hunting land
with established timber investment opportunities
in San Augustine County, Texas.**

Buck Bay is a historic industry timberland tract being offered for the first time as a multi-use recreational and timber tract to the general public. The property offers planted pine plantations throughout with natural mixed pine and hardwoods in the pristine Streamside Management Zones.

Property Highlights

 **NOW** \$734,384

 **221 Acres**

 **Pineland, TX**

 **Timberland**



Chris Bartley, ACF, TAF | Regional Manager & Broker
(936) 662-2444 | cbartley@fwforestry.com
www.fountainsland.com

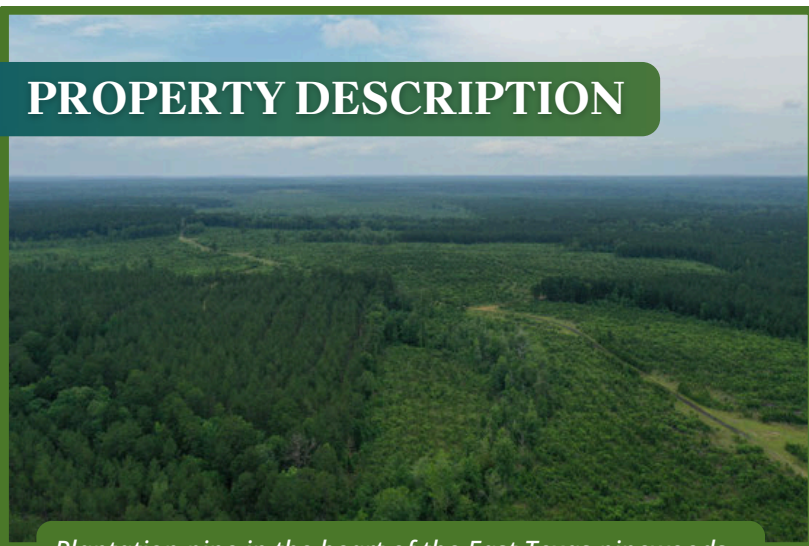
LOCATION



Buck Bay features planted pine plantations.

Buck Bay is an established pine plantation nestled deep in the Pineywoods Region of East Texas. Located just outside the banks of the Ayish Bayou of Sam Rayburn Reservoir, the recreational potential of this property is endless.

PROPERTY DESCRIPTION



Plantation pine in the heart of the East Texas pinewoods.

Unparalleled experiences await the outdoor enthusiast. With close proximity to Lake Sam Rayburn and the Angelina National Forest, wildlife encounters of all kinds can be expected. Deer, hogs, dove, fur bearers, and even possibly turkeys and ducks can be hunted on the property, and the National Forest is only one mile away. Off-grid camping along the property's creeks or in the National Forest along the Ayish Bayou will give serenity to outdoorsmen of all skill levels.

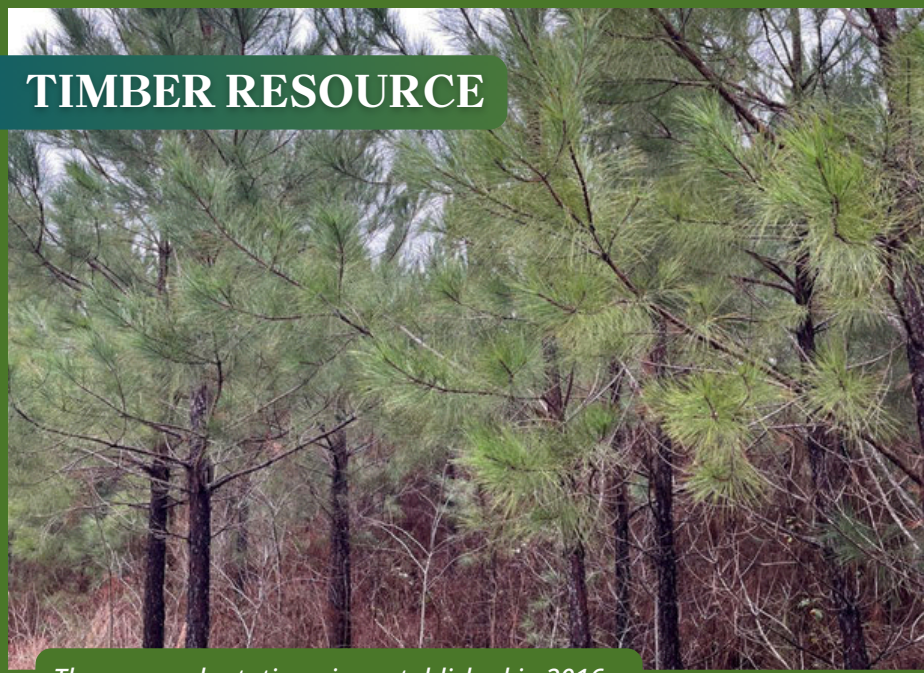
ACCESS



A camp along the many scenic creeks.

A deeded easement from the west off FM1751 provides access to the property. The easement is approximately 2.75 miles and is recorded with the county in book volume 78, page number 727. There is also unknown access from the north from CR 4210.

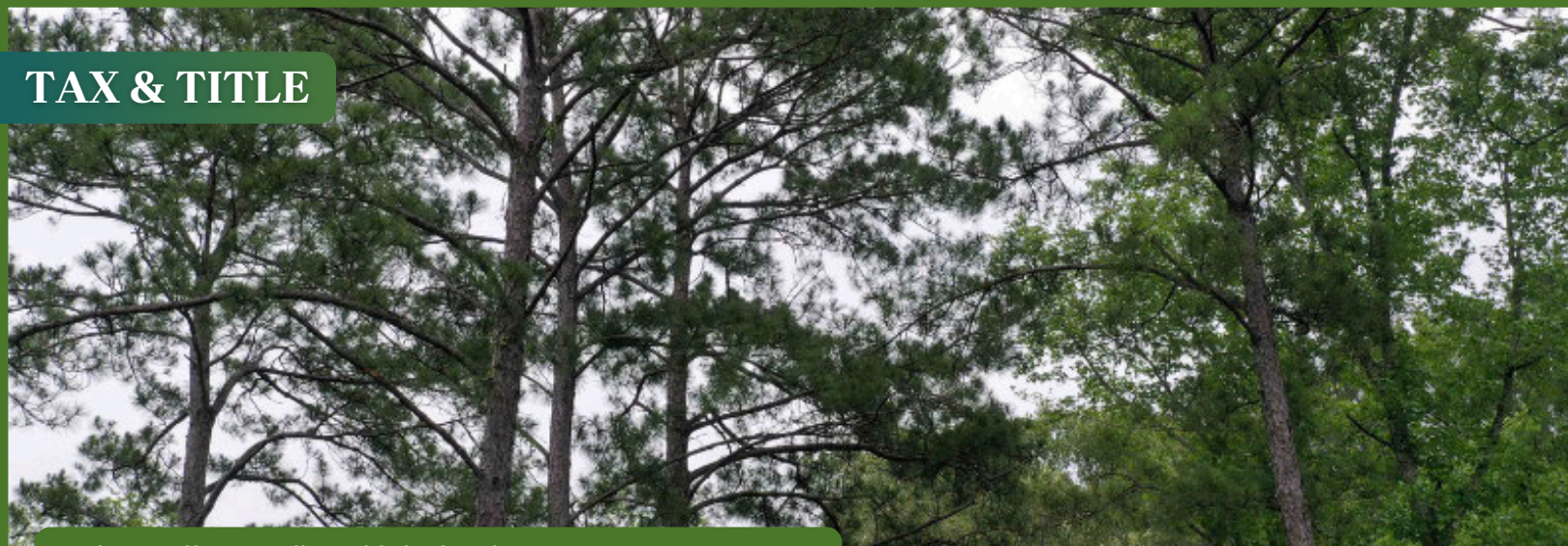
TIMBER RESOURCE



The young plantation pine established in 2016.

This historic timberland tract offers over 170 acres of fully stocked pine plantation established in 2016. The plantation pine will be ready for first thinning in approximately 2031, offering a return on investment in only a few short years. The creek banks have been protected in Streamside Management Zones (SMZ), offering a mosaic of mature natural forests breaking up the young plantation pine.

TAX & TITLE



Buck Bay offers a well-established timber investment opportunity.

The property currently benefits from a timber agricultural exemption, which helps keep the annual taxes around \$600. To continue this exemption after the property transfer, buyers will need to complete a 1-D-1 timber exemption form and submit a timber management plan to the San Augustine County CAD. Property deed records are in book number 76027, volume 465, page 191, and deeded easements are in volume 78, page 727.

F&W Forestry is the exclusive broker representing the seller's interest in the marketing, negotiating, and sale of this property. F&W Forestry has an ethical and legal obligation to act honestly and fairly toward 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 F&W Forestry make no representations or warranties regarding the condition of the property, including any and all access routes, and all persons entering the property do so at their own risk and accept the 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.

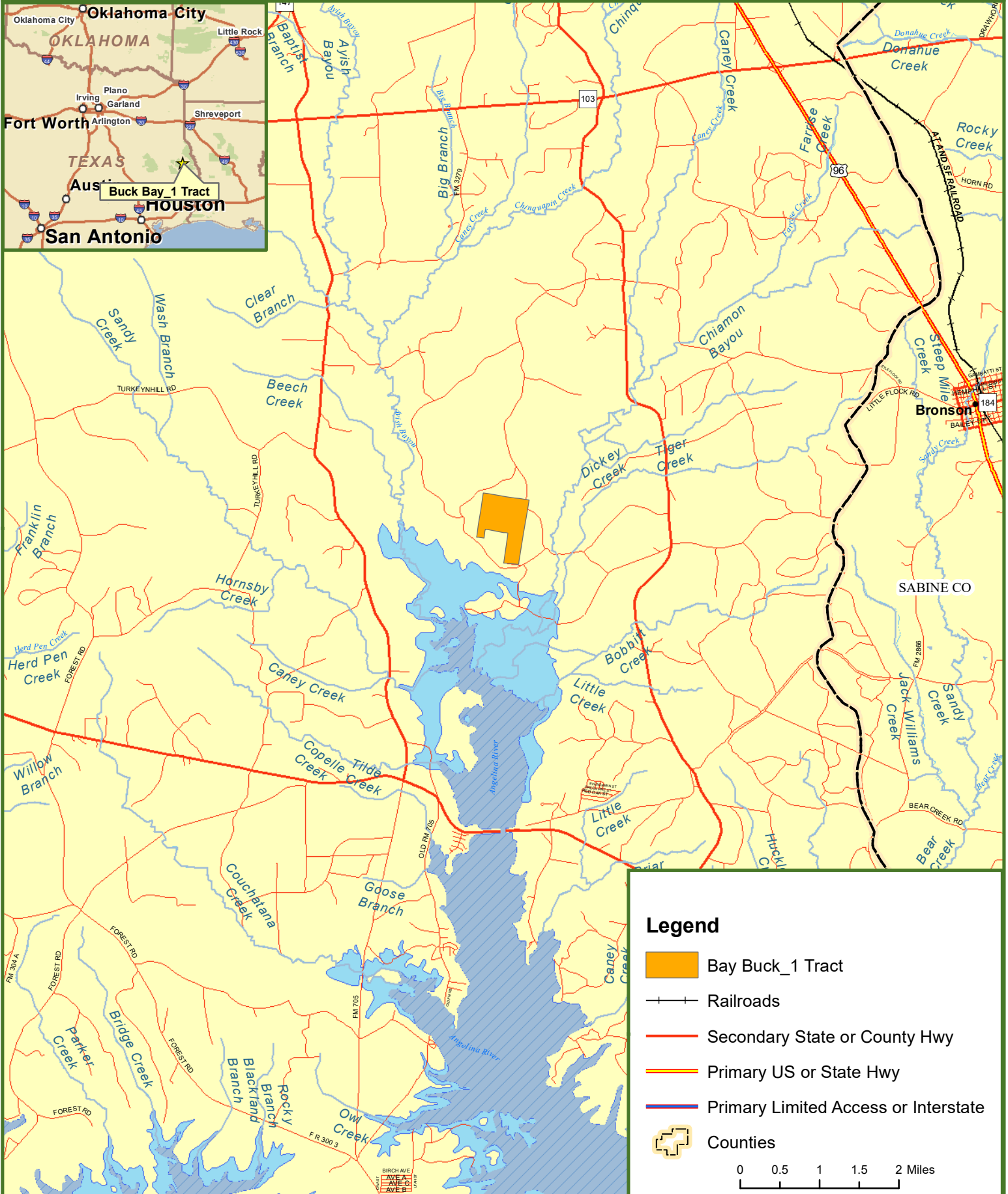


Locus Map

Bay Buck_1 Tract

San Augustine County, TX

221.00 ± Acres

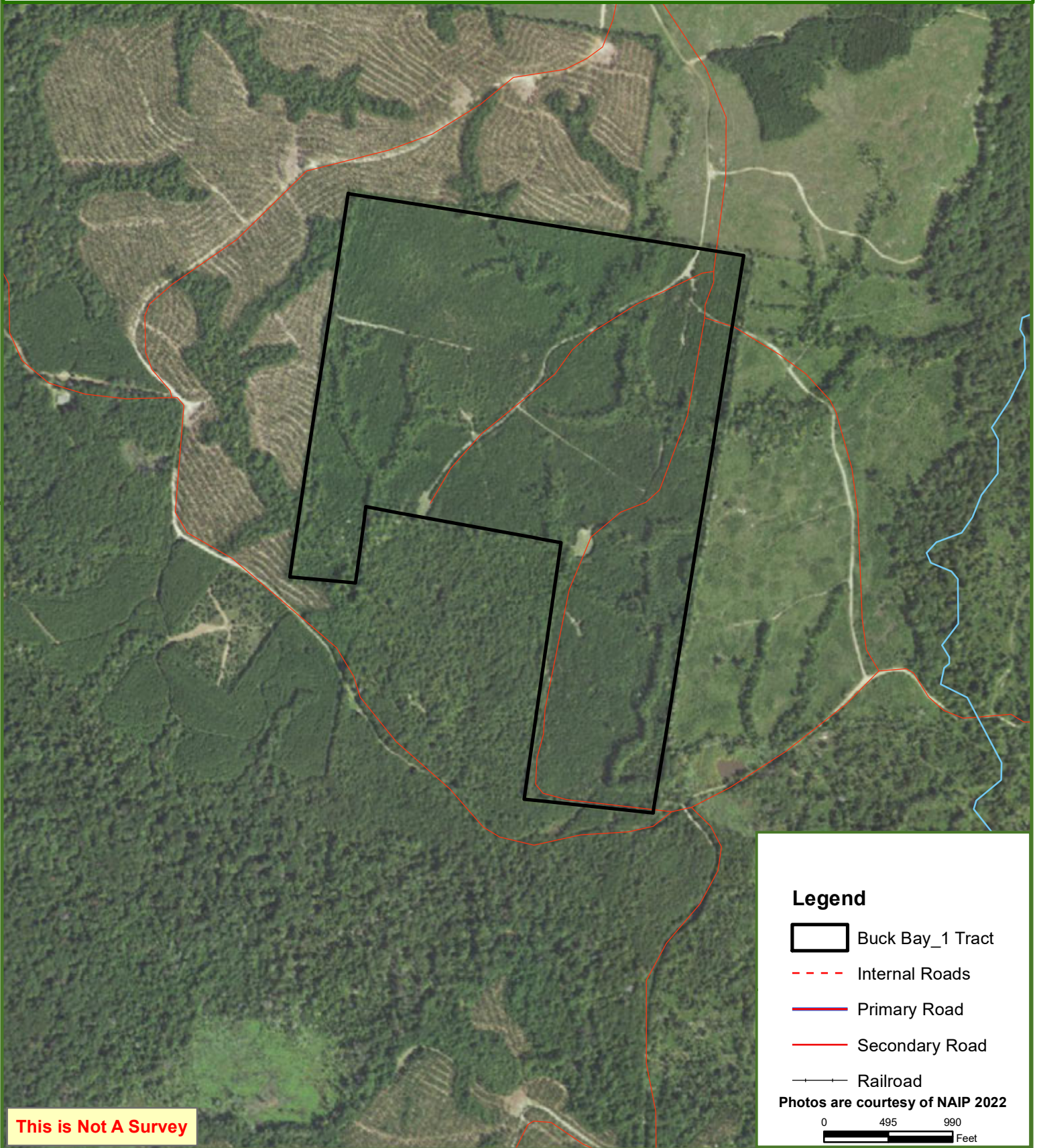




Buck Bay_1 Tract

San Augustine County, TX

221.00 ± Acres



Legend

-  Buck Bay_1 Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022

0 495 990
Feet

This is Not A Survey

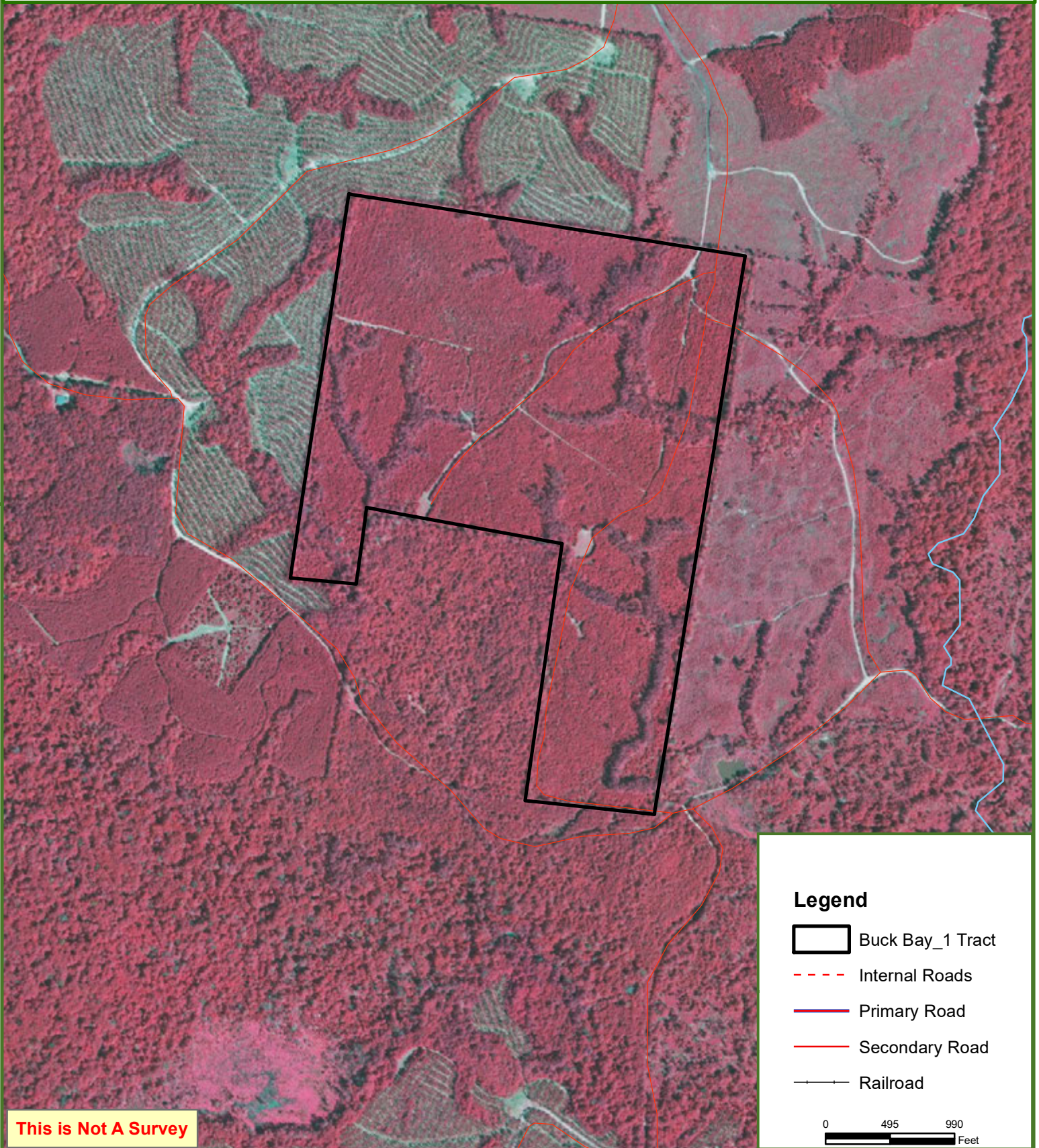
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Buck Bay_1 Tract

San Augustine County, TX

221.00 ± Acres



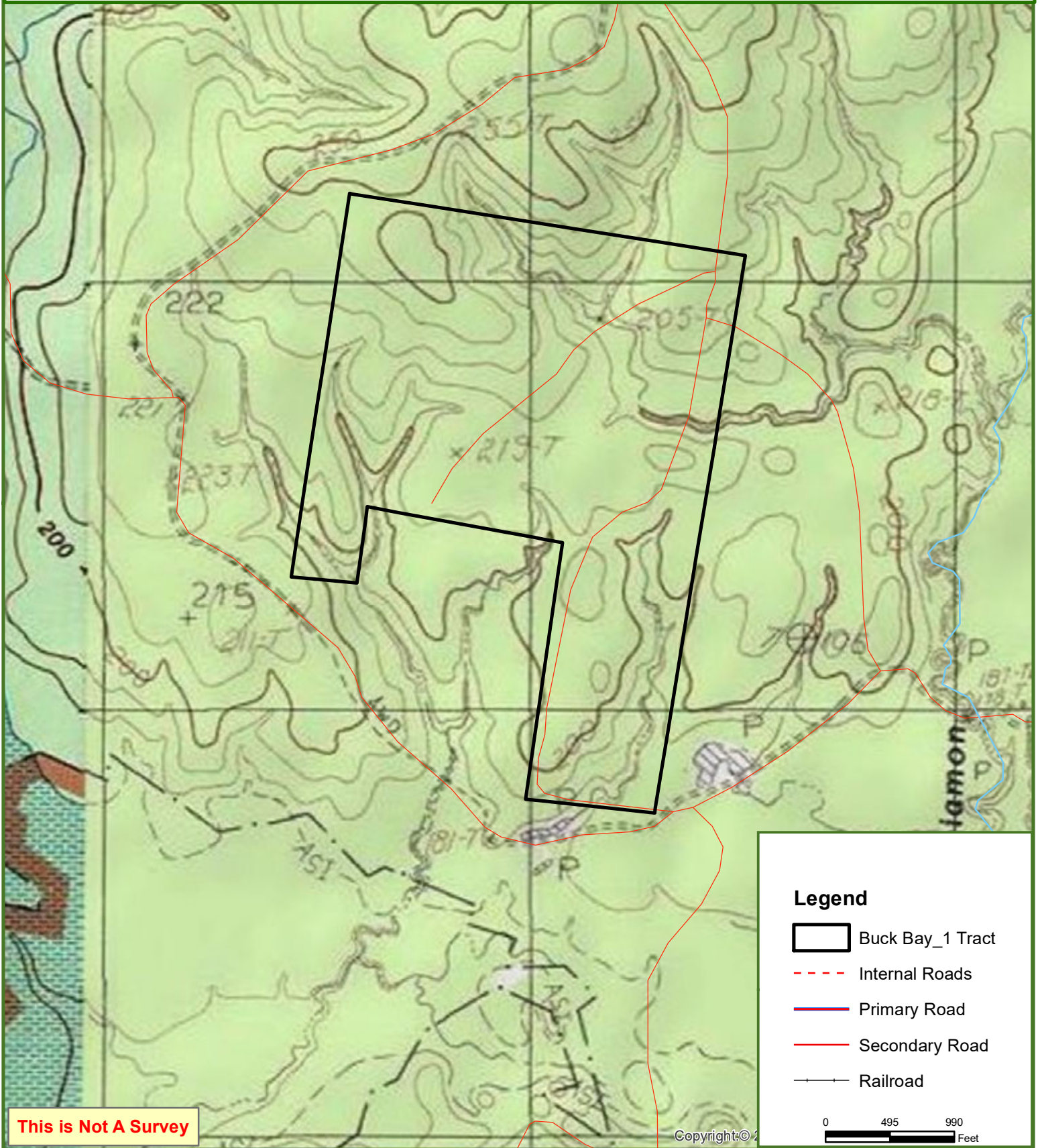
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Buck Bay_1 Tract

San Augustine County, TX

221.00 ± 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.