



BUCK BAY

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



***221 Acres
Pineland, San Augustine County, Texas***

Price: \$794,711

OVERVIEW

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.

LOCATION

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.



Buck Bay features planted pine plantations.

ACCESS

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.

SITE DESCRIPTION

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.



Plantation pine in the heart of the East Texas Pinewoods.

TIMBER

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.



A camp along the many scenic creeks.

TIMBER (Cont.)

The creek banks have been protected in Streamside Management Zones (SMZ), offering a mosaic of mature natural forests breaking up the young plantation pine.

TAXES & TITLE

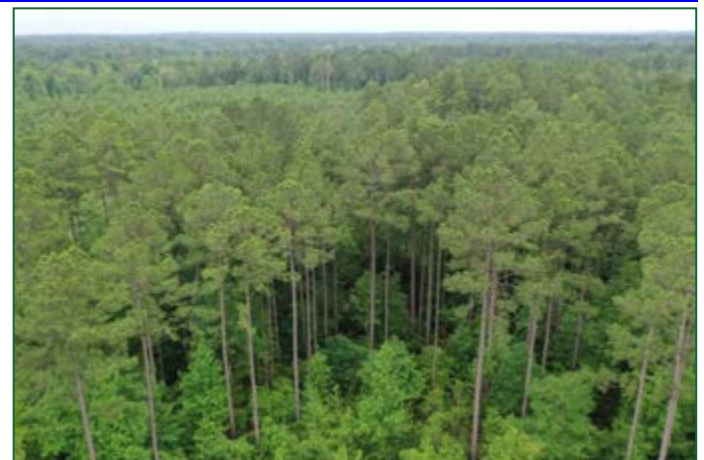
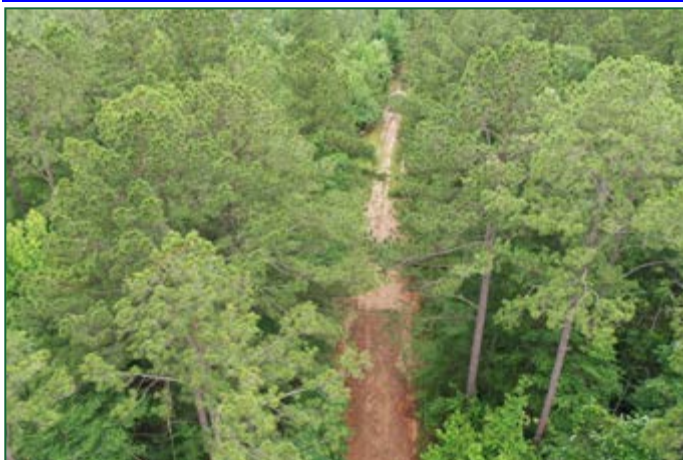
The property currently benefits from a timber agricultural exemption, which helps keep the annual taxes around \$600. To continue this exemption after the property transfer, buyers will need to complete a 1-D-1 timber exemption form and submit a timber management plan to the San Augustine County CAD.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



The young plantation pine established in 2016.



Buck Bay offers a well-established timber investment opportunity.



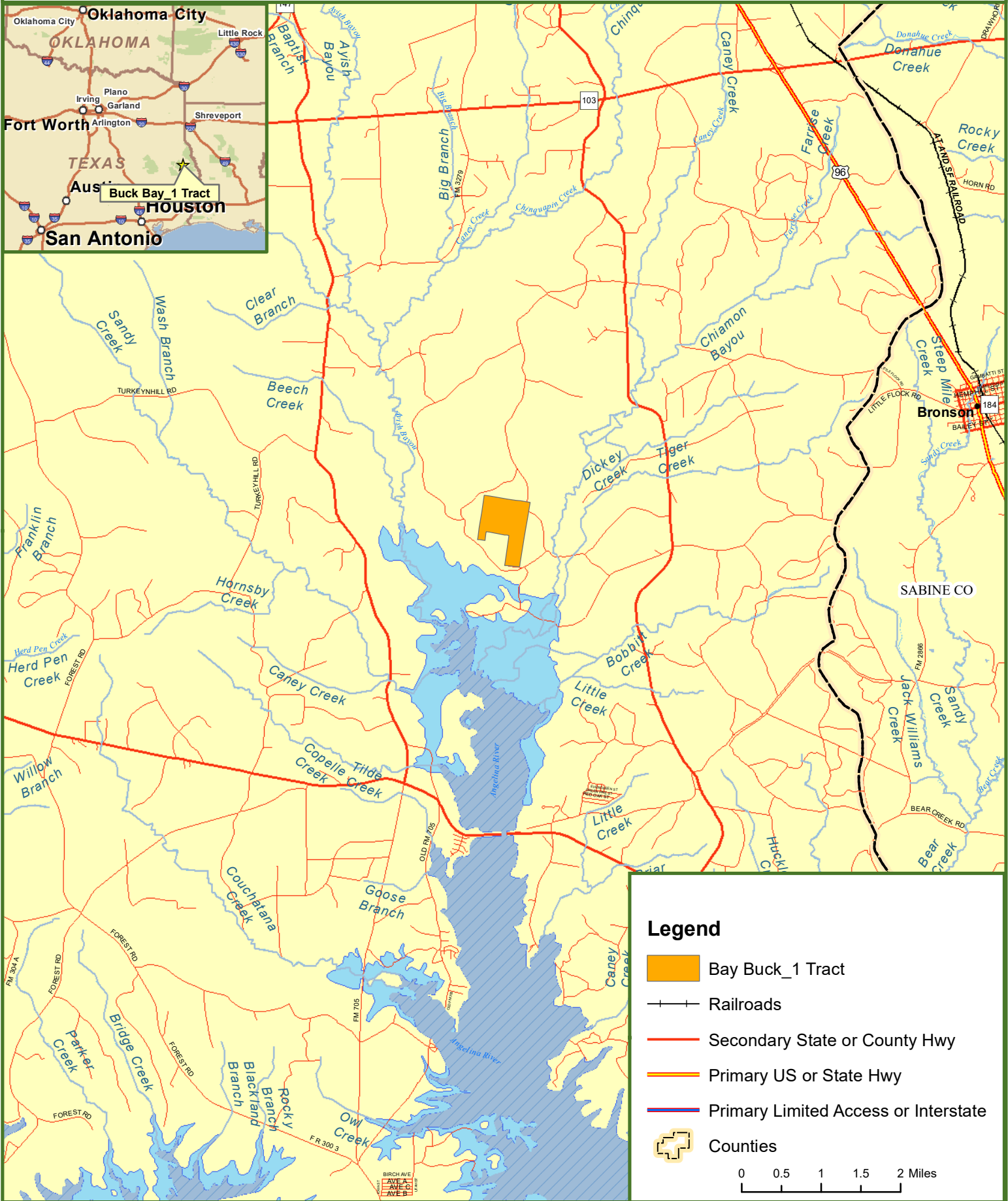
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




Locus Map Bay Buck

San Augustine County, TX

221.00 ± Acres



Legend

-  Bay Buck_1 Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

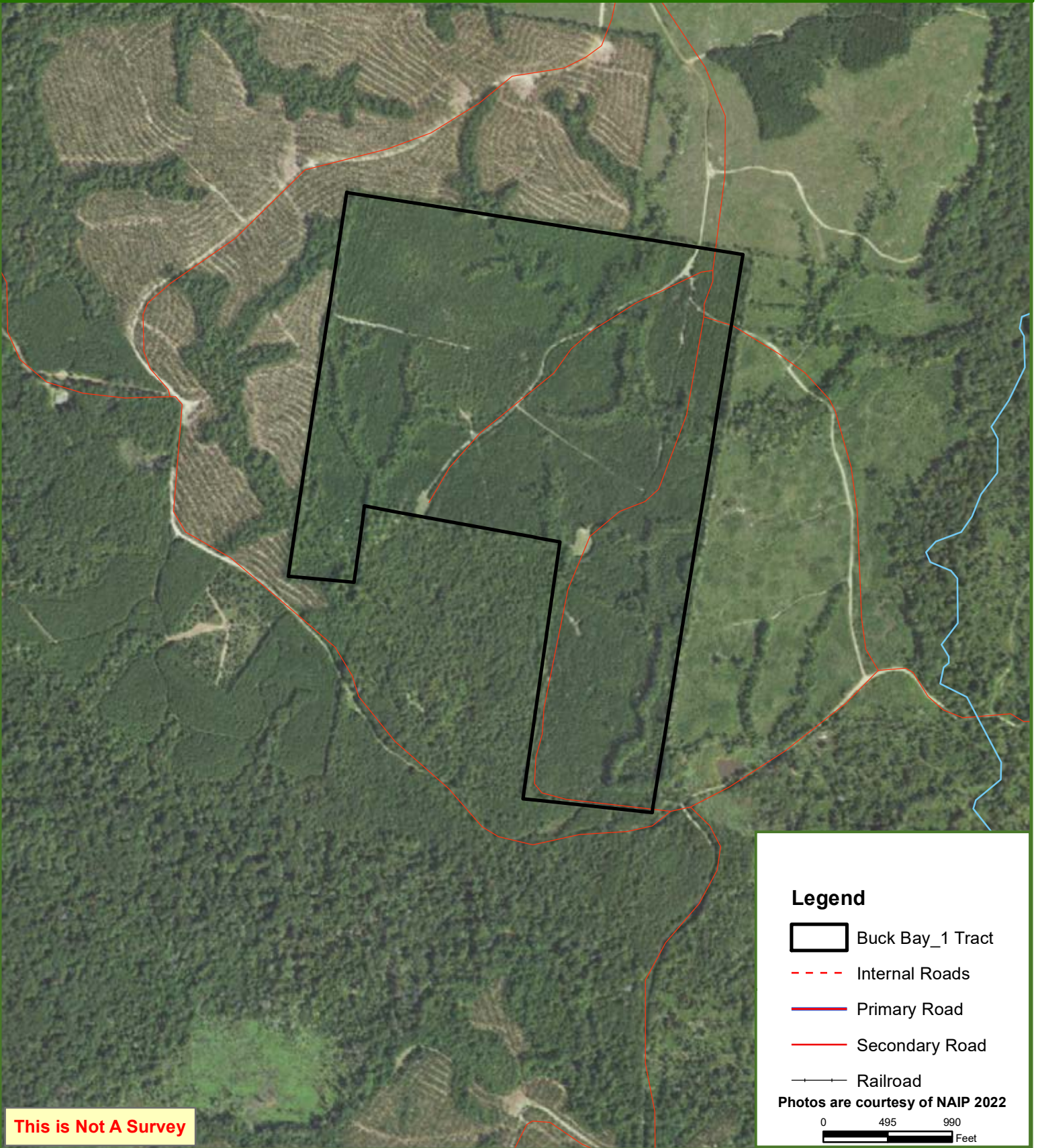
0 0.5 1 1.5 2 Miles



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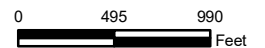


This is Not A Survey

Legend

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

Photos are courtesy of NAIP 2022



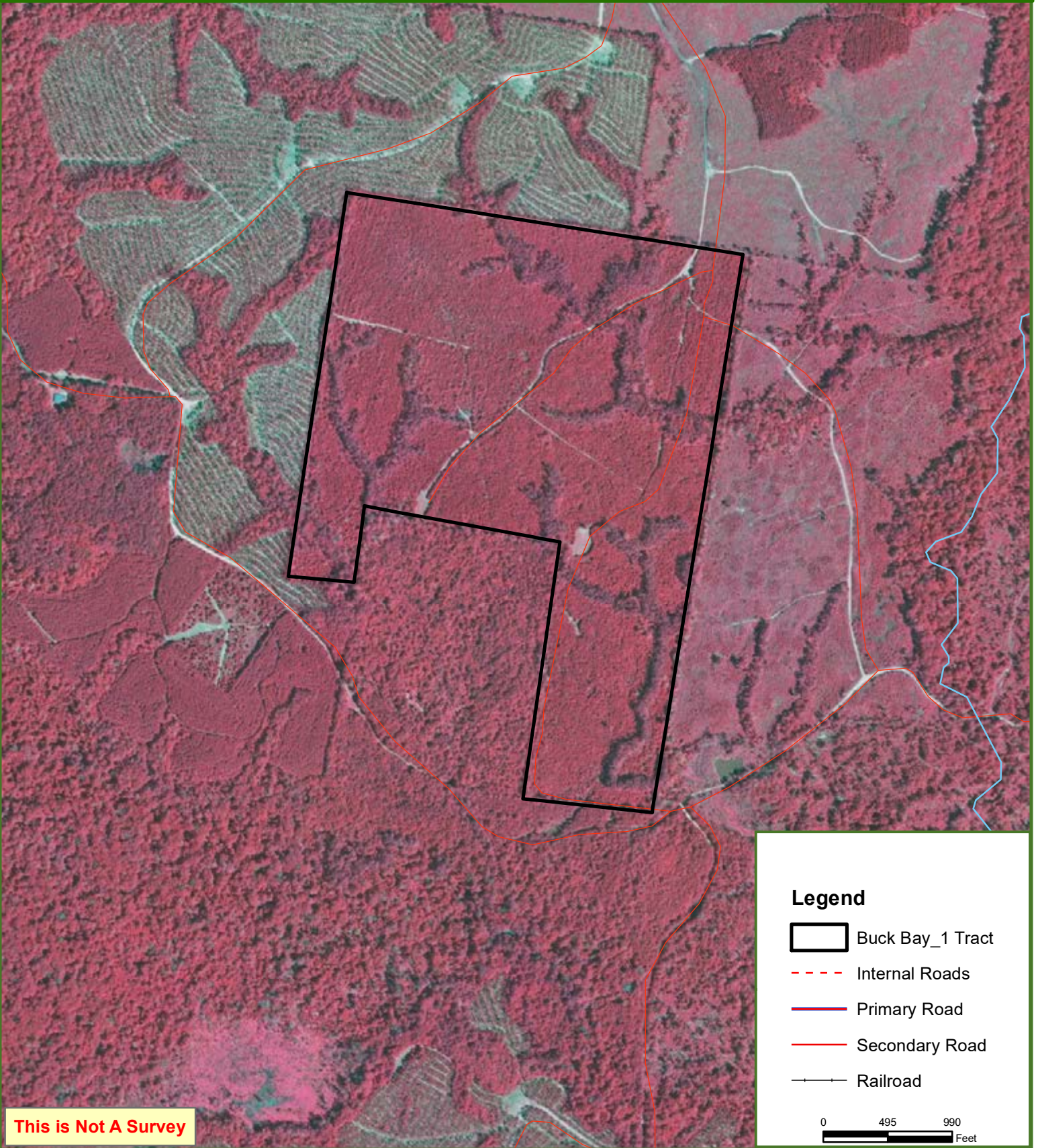
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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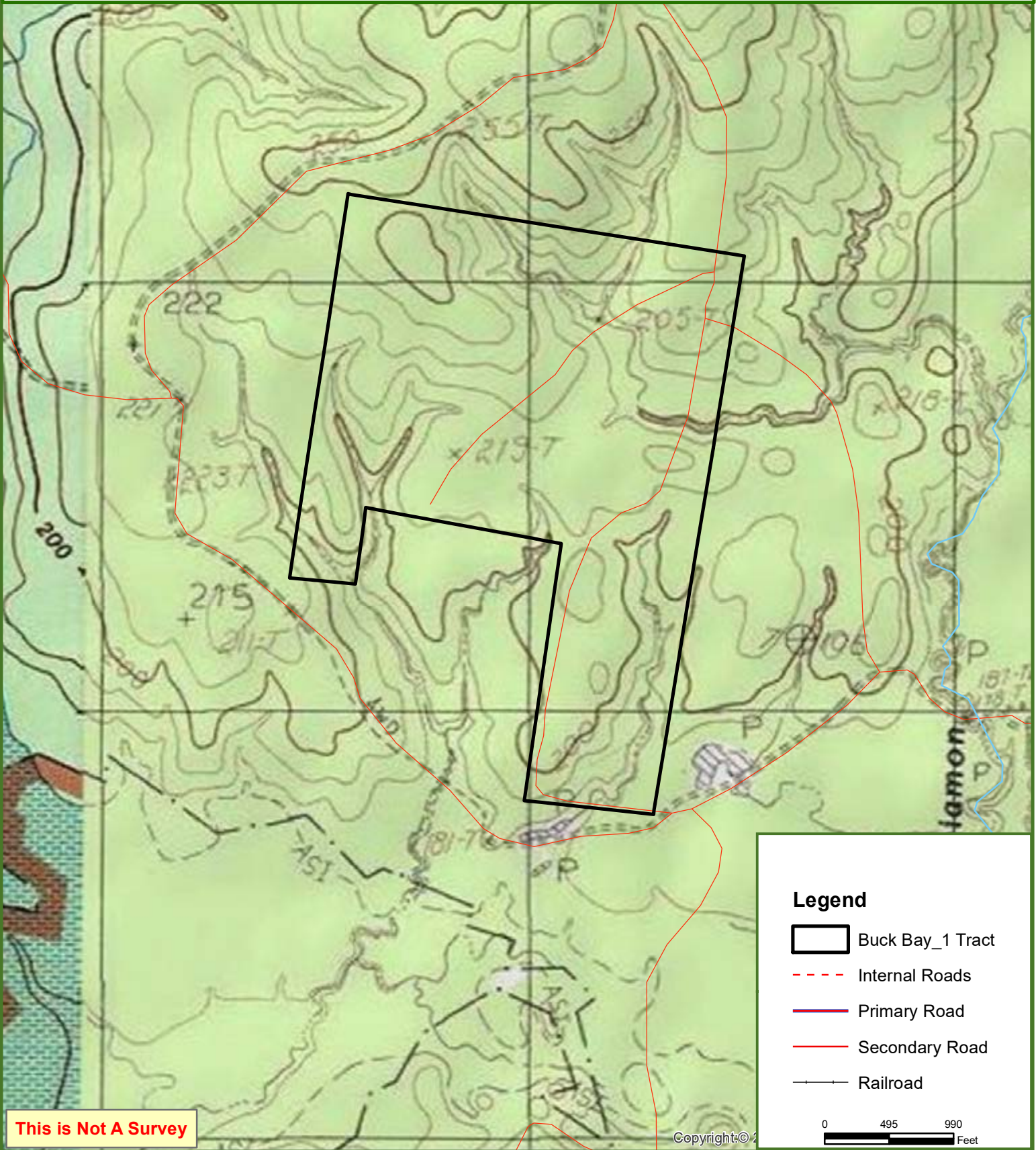
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