



**Fountains
Land**
AN F&W COMPANY



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

-  \$773,036
-  221 Acres
-  Pineland, TX
-  Timberland



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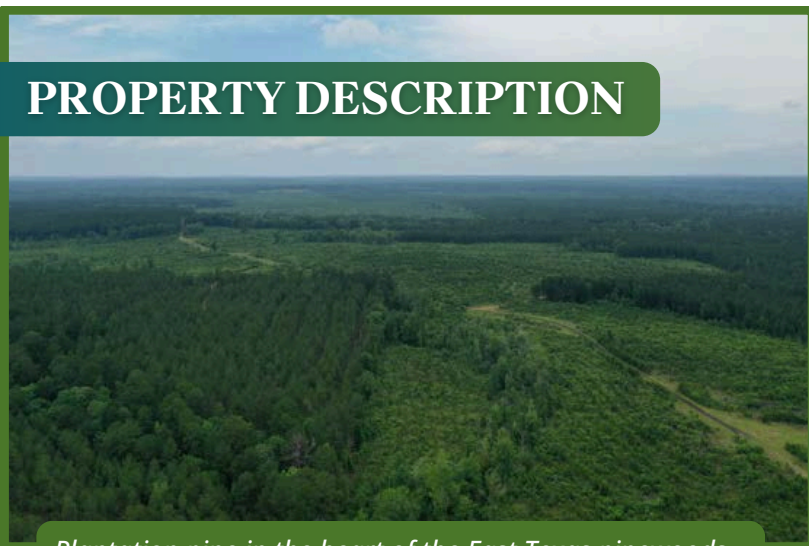
LOCATION



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.

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.

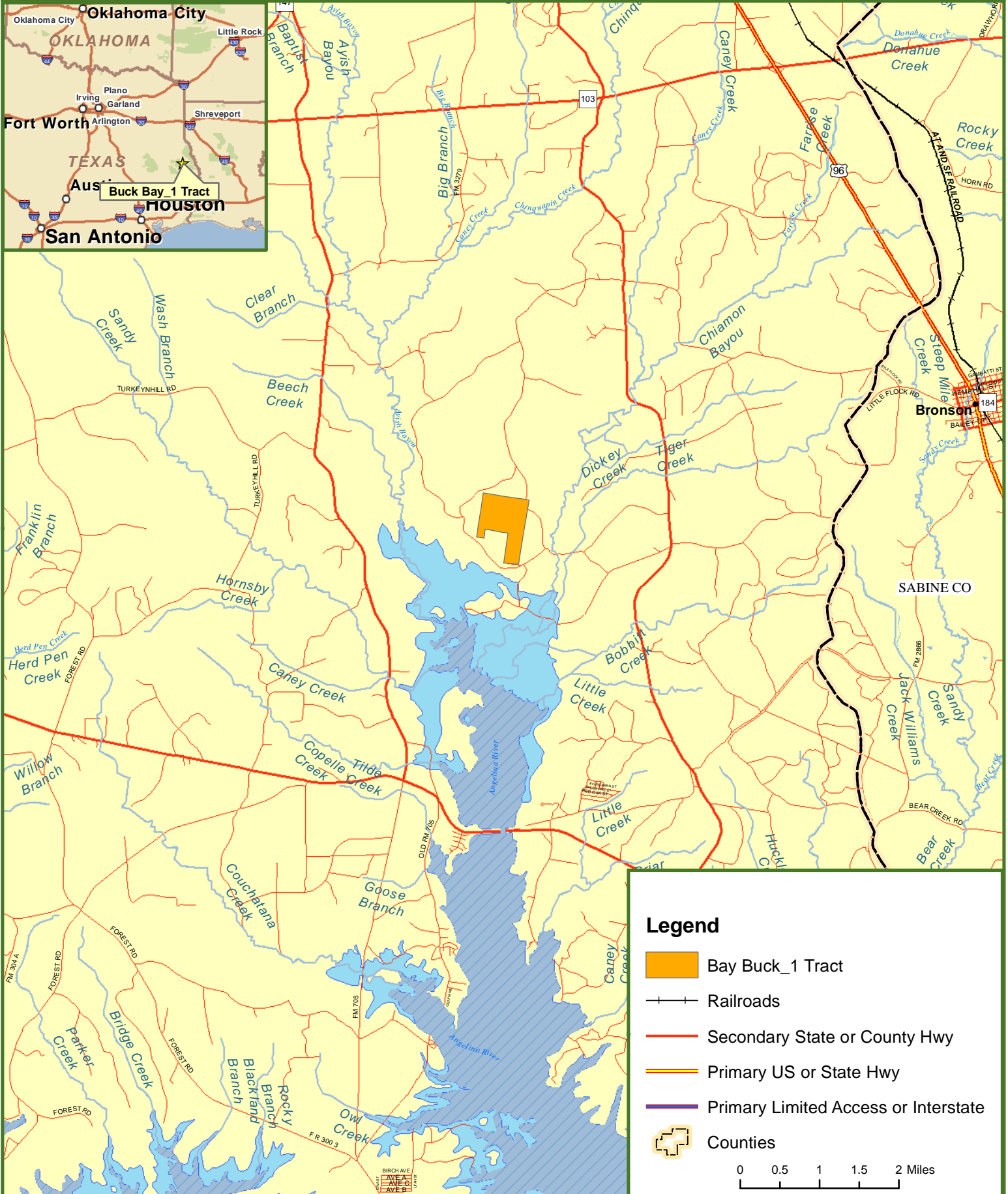


Locus Map







Bay Buck_1 Tract

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

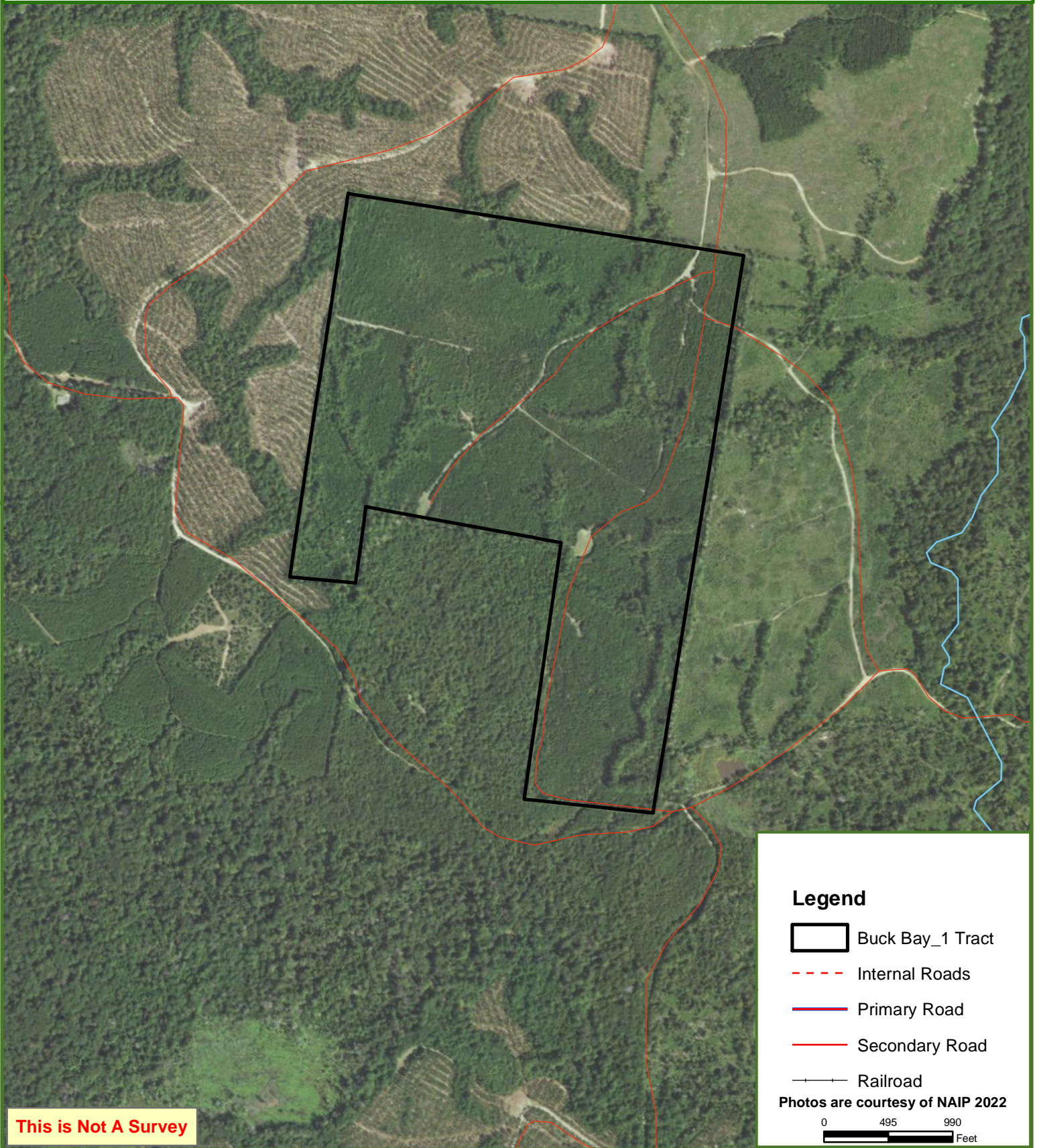
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Buck Bay_1 Tract

San Augustine County, TX

221.00 ± Acres



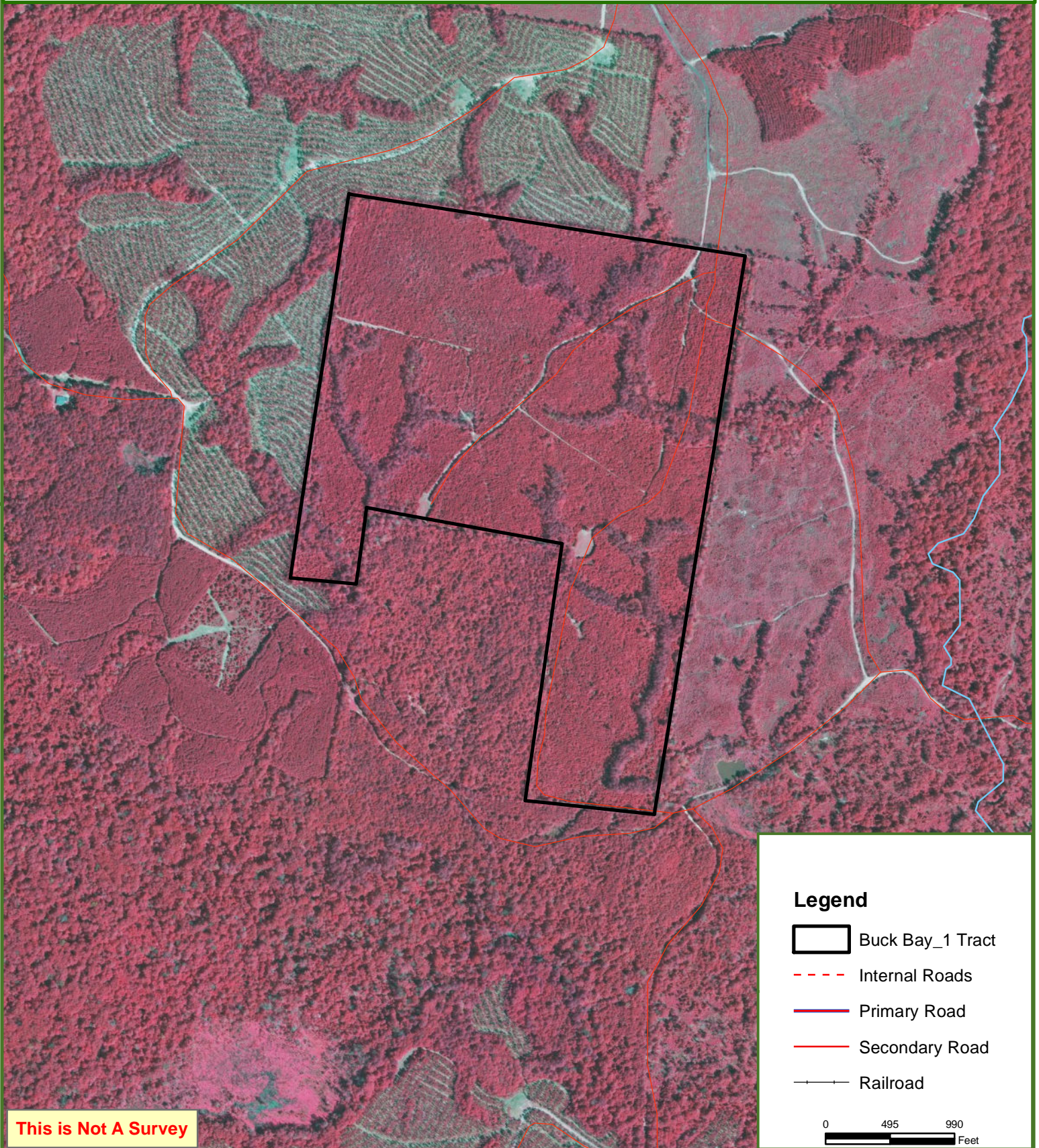
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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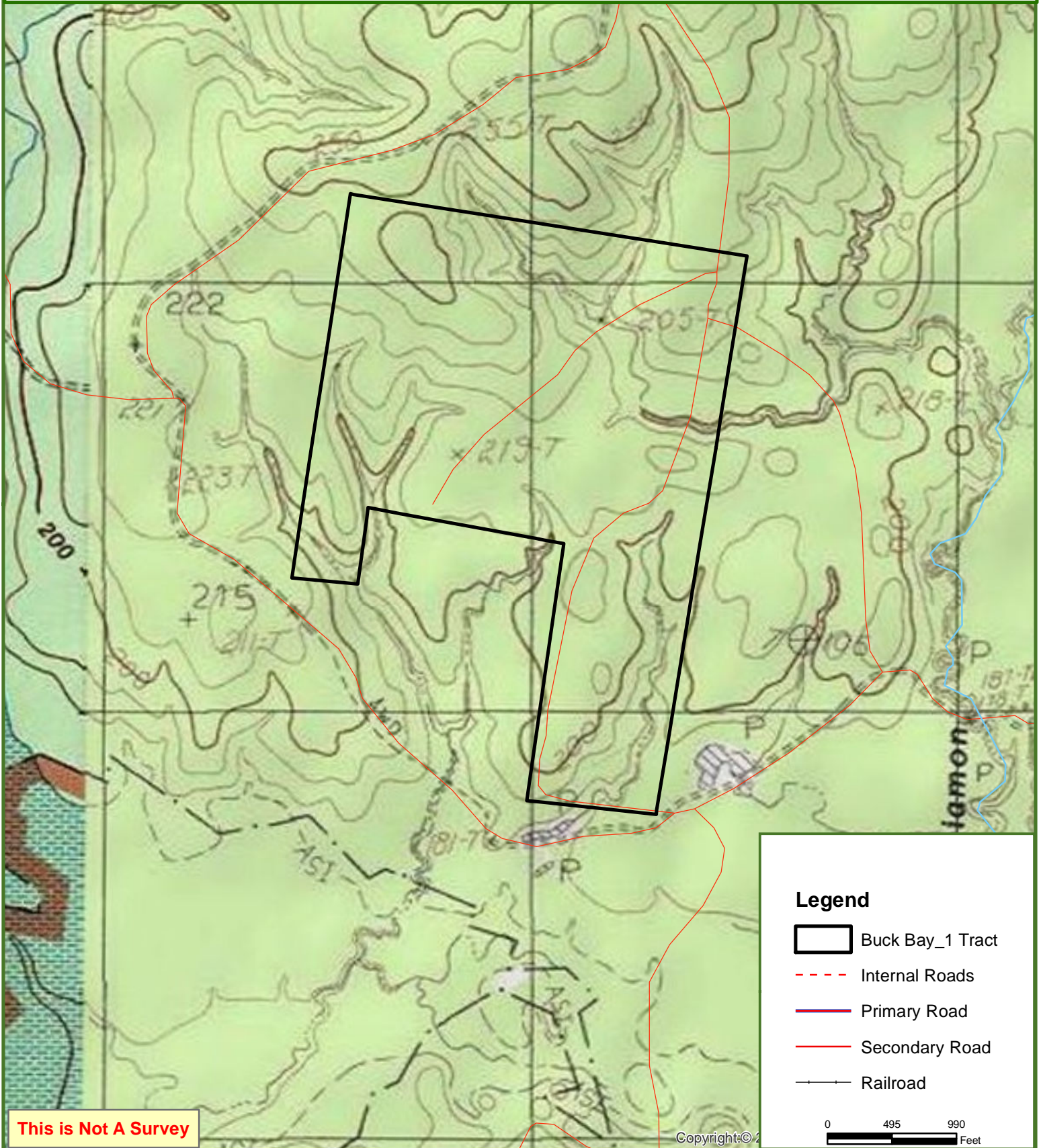
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