



289 Acres  
Cherokee County, TX

Christopher Boone, Broker  
Pinnacle Real Estate, LLC  
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**Location:** Southeast of Alto, take Hwy 21 east towards Nacogdoches for apprx 1.95 miles, turn south onto CR 2604 and continue for 5.75 miles until you hit a yellow pipe gate. Continue through gate (you will need combination) and follow road straight for apprx. 3.1 miles and turn right for another .3 miles and cabin will be on your left.

**Land Size:** 289 Acres

**Land Description:**

Secluded tract located within a 10,000 acre Hancock Timber tract accessed by easement. There is an immense wildlife population for an avid outdoorsman who likes to get away and no traffic noise. Good young timber and natural re growth. The tract has a rolling topography and good road system with some nice creeks traversing the property. There is also an old hunting cabin to help get you started. Surface Estate only, no minerals will convey.

**Price:** \$ 520,200 equivalent to \$1,800 per acre

**Listing Broker:** Pinnacle Real Estate, LLC  
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**Property Inspection:**

All appointments to inspect the property must be scheduled by Pinnacle Real Estate, LLC.

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