



ROLLING HILLS RANCH #36

An unrestricted recreational paradise for outdoor enthusiasts located near Lake Sam Rayburn in San Augustine County, Texas.



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

Price: \$105,000

LOCATION

Rolling Hills Ranches, located in Deep East Texas, offers unrestricted recreational potential for outdoor enthusiasts. The Ayish Bayou boat ramp on Lake Sam Rayburn is only two miles away, providing access to one of the best fishing lakes in the country.

The peaceful town of Pineland, Texas, is only five miles away and offers all the necessities for your weekend camping excursion or weekly grocery run. Jasper, Texas, located 25 miles south, provides shopping opportunities of all kinds, from large department stores to small boutiques.



The corner of Hwy 83 towards Pineland and FM 1751 towards San Augustine.

ACCESS

Rolling Hills Ranch #36 has approximately 650 feet of road frontage along Hwy 83, offering an easy commute from any direction.



Frontage along Hwy 83.

SITE DESCRIPTION

Rolling Hills Ranch #36 offers a mixture of natural hardwoods and planted loblolly pine, making it an excellent location for hunting or observing wildlife. There is a small creek meandering through the property, and a cleared campsite towards the back providing a quiet, secluded setting for your outdoor adventure.

The property boundaries are mulched for easy identification in the field. The buyer shall do their own due diligence for all specifics.



Mulched boundary lines marked with stakes.



Meandering creek provides water for wildlife and picturesque setting for viewing.

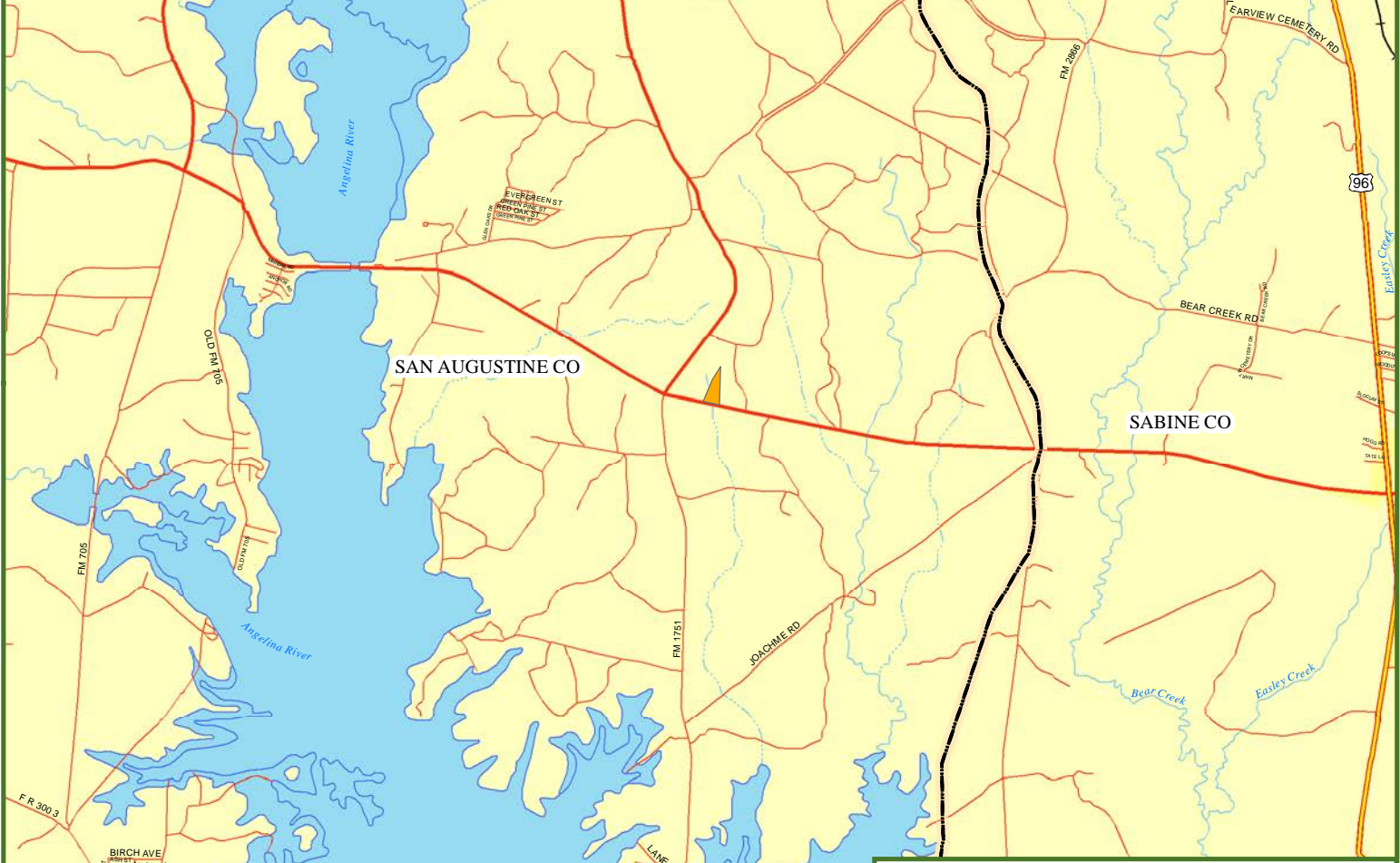
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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







Rolling Hills Ranch #36 Tract

San Augustine County, TX

11.95 ± Acres



Legend

-  Rolling Hills Ranch #36
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

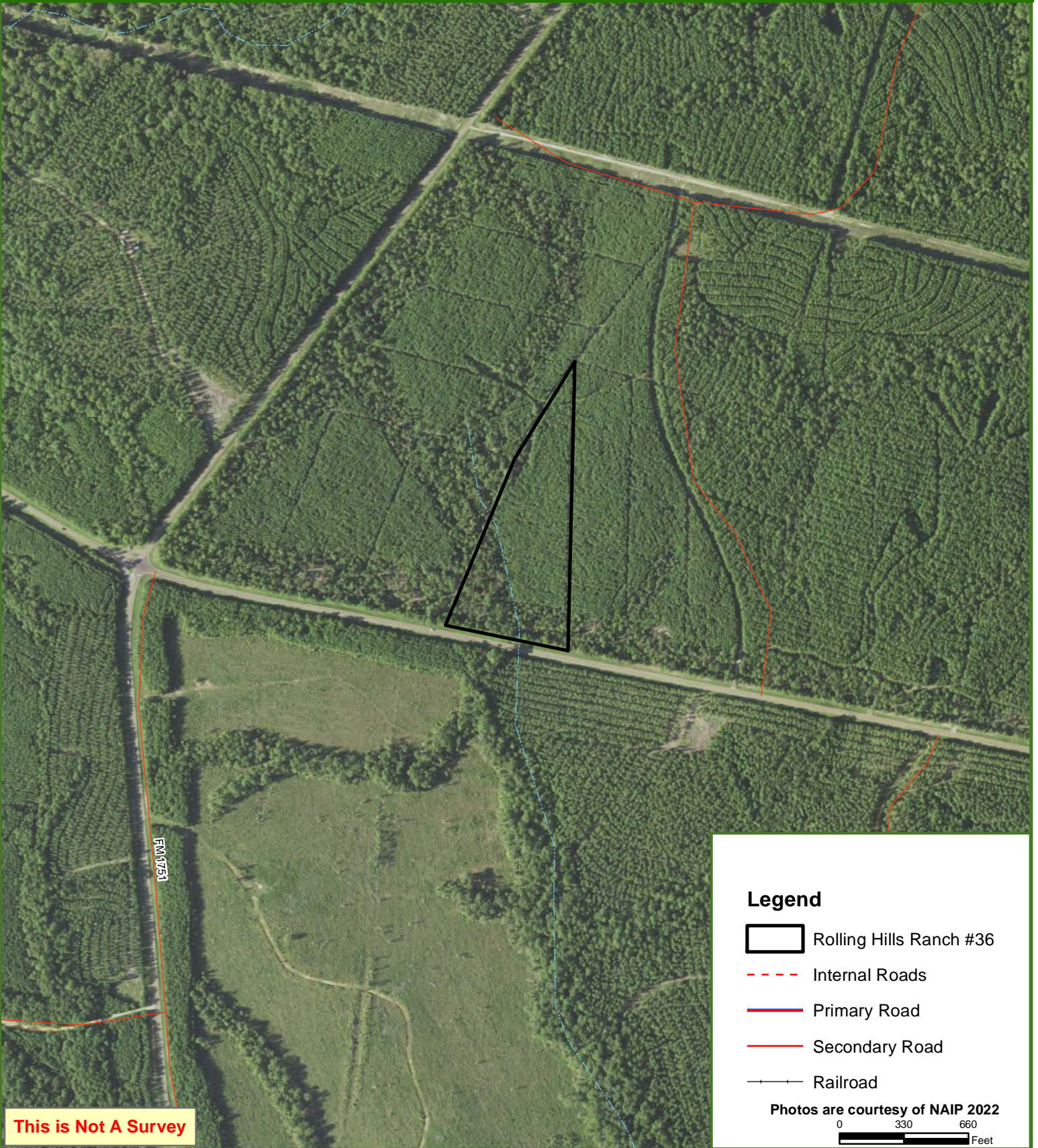
0 0.5 1 1.5 2 Miles



Rolling Hills Ranch #36 Tract






San Augustine County, TX

11.95 ± Acres

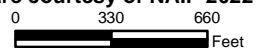


This is Not A Survey

Legend

-  Rolling Hills Ranch #36
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022



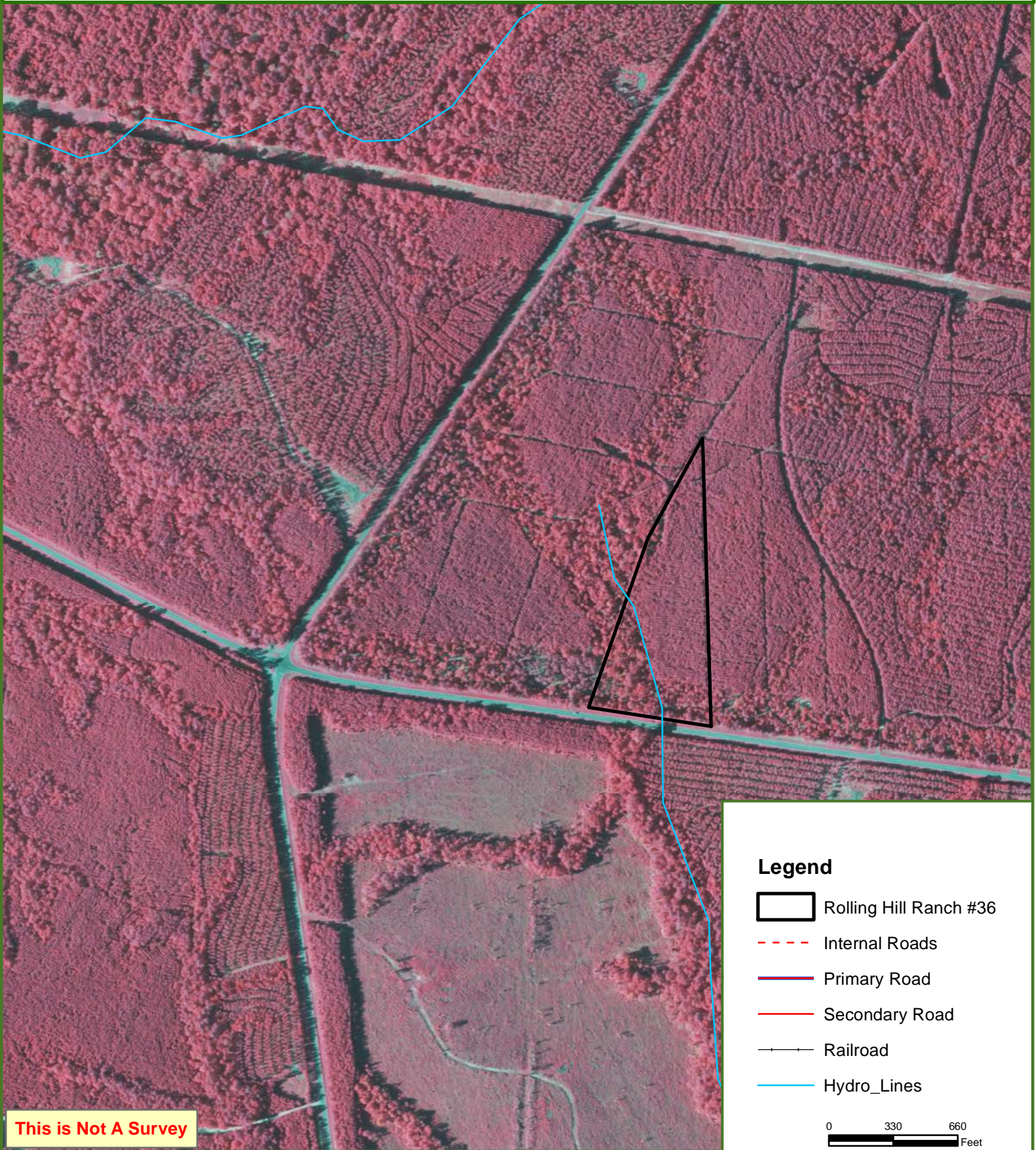
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Rolling Hills Ranch #36







San Augustine County, TX

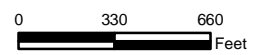
11.95 ± Acres



This is Not A Survey

Legend

-  Rolling Hill Ranch #36
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad
-  Hydro_Lines



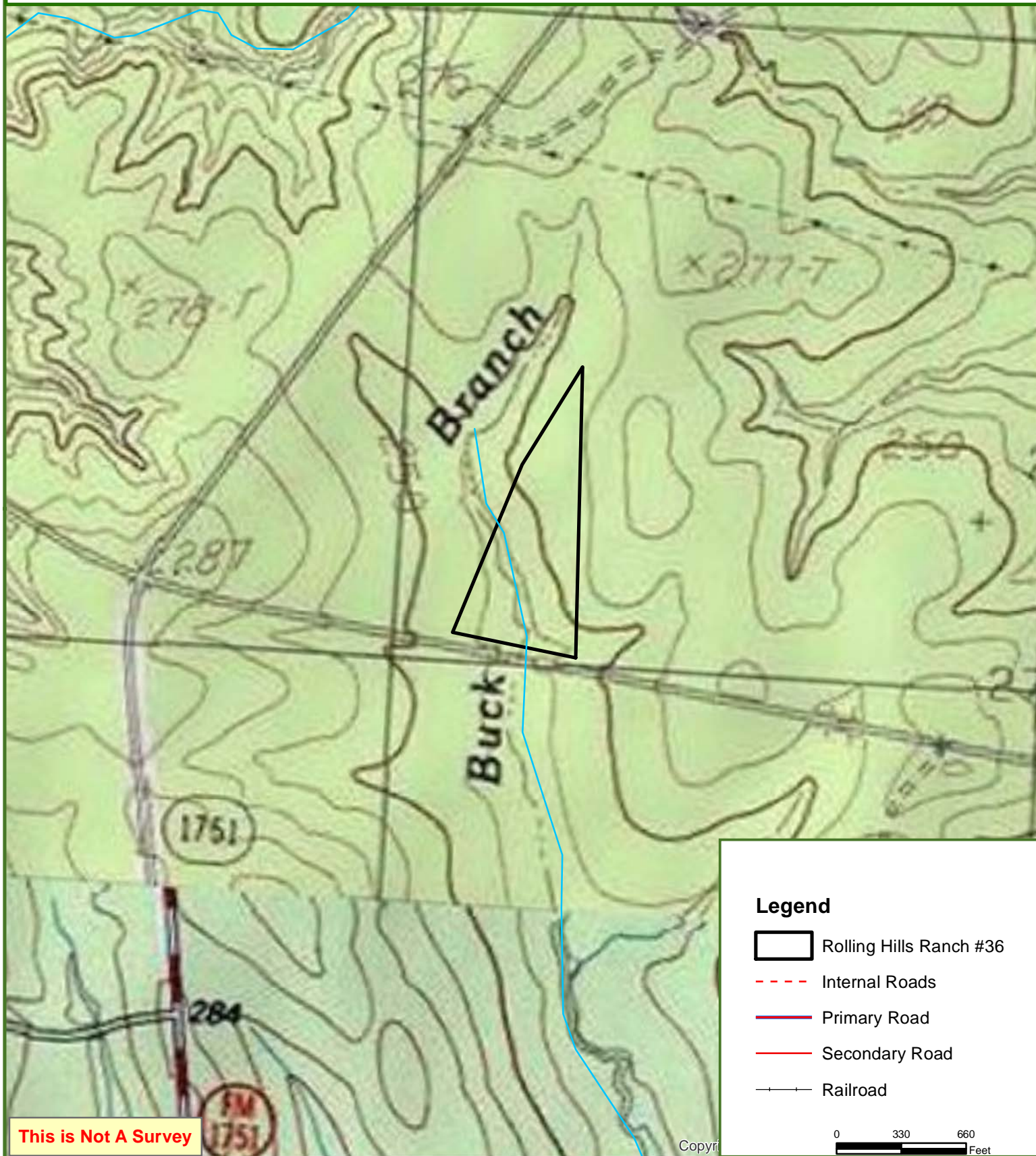
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Rolling Hills Ranch #36 Tract

San Augustine County, TX

11.95 ± 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.