



**Fountains
Land**
AN F&W COMPANY

**Price
Improvement**



Trinity Lady Park Tracts

A first-time open listing of historic timberland property.

Tract #1

 294 Acres

 ~~\$1,585,892~~
\$1,497,554

Tract #2

 256 Acres

 ~~\$1,459,328~~
\$1,368,589

Tract #3

 332 Acres

 ~~\$1,909,412~~
\$1,757,597

Tract #4

 401 Acres

 ~~\$2,709,194~~
\$2,509,908

Tract #5

 304 Acres

 ~~\$1,700,738~~
\$1,653,874

The Trinity Lady Park Tracts, situated in East Texas, consist of five individual parcels that can be purchased separately or in any combination. The tracts range in size from 256 to 401 acres. Each parcel features intensively managed timberland, making it an excellent opportunity for timber investment, recreational activities, or establishing a homestead.



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LOCATION



Trinity Lady Park Tract #3

The charming town of Trinity, provides both investors and homesteaders with all the essential services of a small community, including a hospital, grocery stores, fast-food, fuel stations, and dining establishments. Highway 19 connects Trinity to Huntsville, offering a quick commute for those looking to access I-45 for travel to Houston or Dallas.

ACCESS



Trinity Lady Park Tract #2

To access the Trinity Lady Park Tracts from Trinity, Texas, travel approximately two miles north of Trinity Lady Park Road. The gate for Tract 1 will be on the west side, 2.2 miles. The gate for Tract 2 will be on the west side, 2.8 miles. The gate for Tract 3 will be on the east side, 3.3 miles. The gate for Tract 4 will be on the east side, 2.8 miles. The gate for Tract 5 will be on the east side, 2 miles.

PROPERTY DESCRIPTION



Trinity Lady Park Tract #4

The Trinity Lady Park Tracts offer intensively managed timberland, making it an excellent option for investing, recreation, and homesteading. The property has been carefully managed to maximize pine timber growth through various silvicultural practices. These practices include planting elite loblolly seedlings, thinning, applying herbicides, and conducting prescribed understory burning.

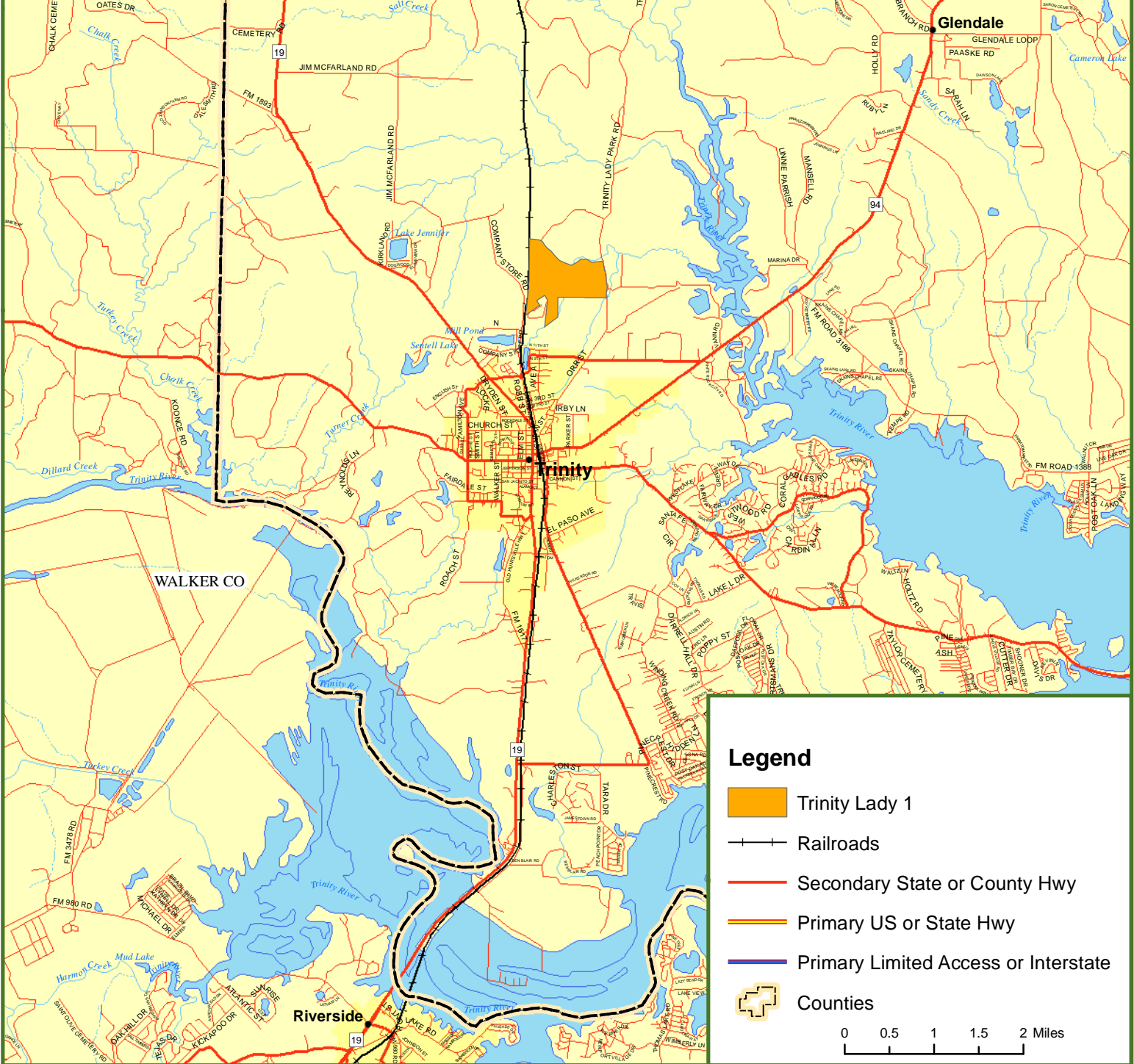
Deer hunting on this property has historically been managed to promote the harvest of large, mature whitetails while managing predator impact. Currently, several food plots are established for this purpose.

Tract #3 is bordered to the north by Salt Creek, a small, meandering water feature. Tract #4 boasts a quarter mile of water frontage along the famed White Rock Creek, which is regarded as one of the best locations for white perch, catfish, and white bass fishing in the Trinity River Watershed.







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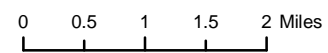


Locus Map Trinity Lady 1 Trinity County, TX 294.00 ± Acres



Legend

-  Trinity Lady 1
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

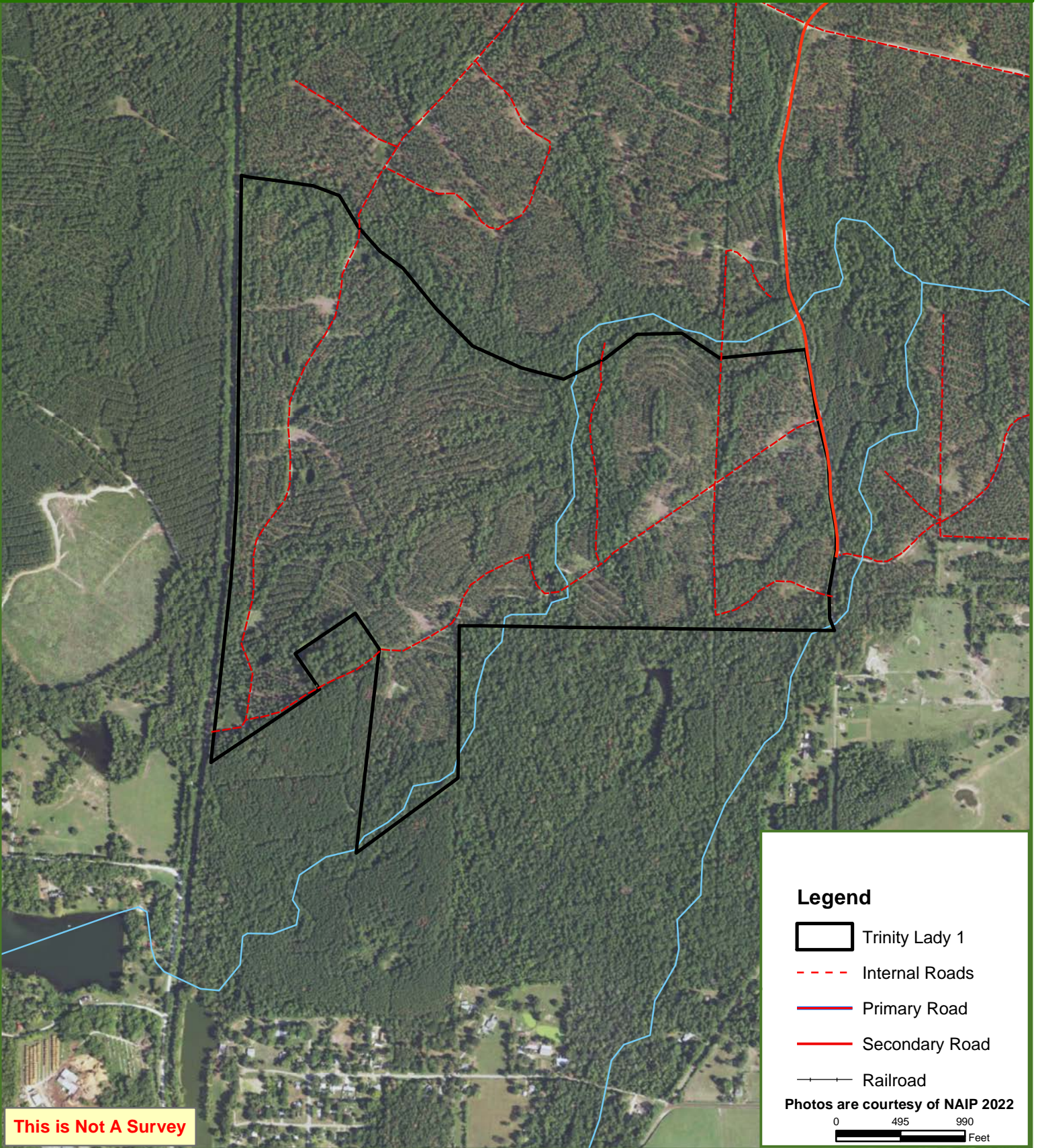









Triniyt Lady 1

Trinity County, TX

294.00 ± Acres



Legend

-  Trinity Lady 1
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022

0 495 990
Feet

This is Not A Survey

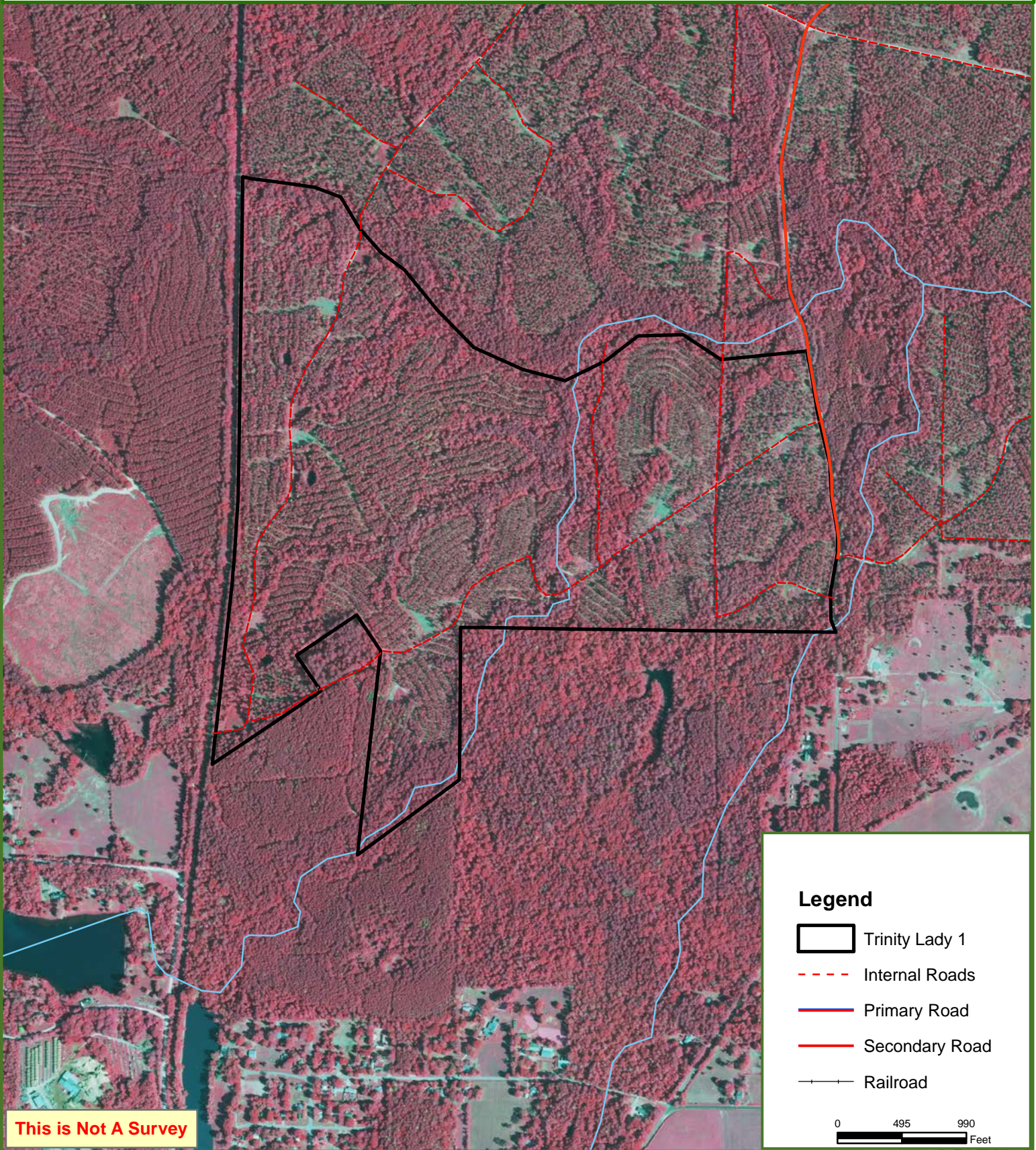
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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Trinity County, TX

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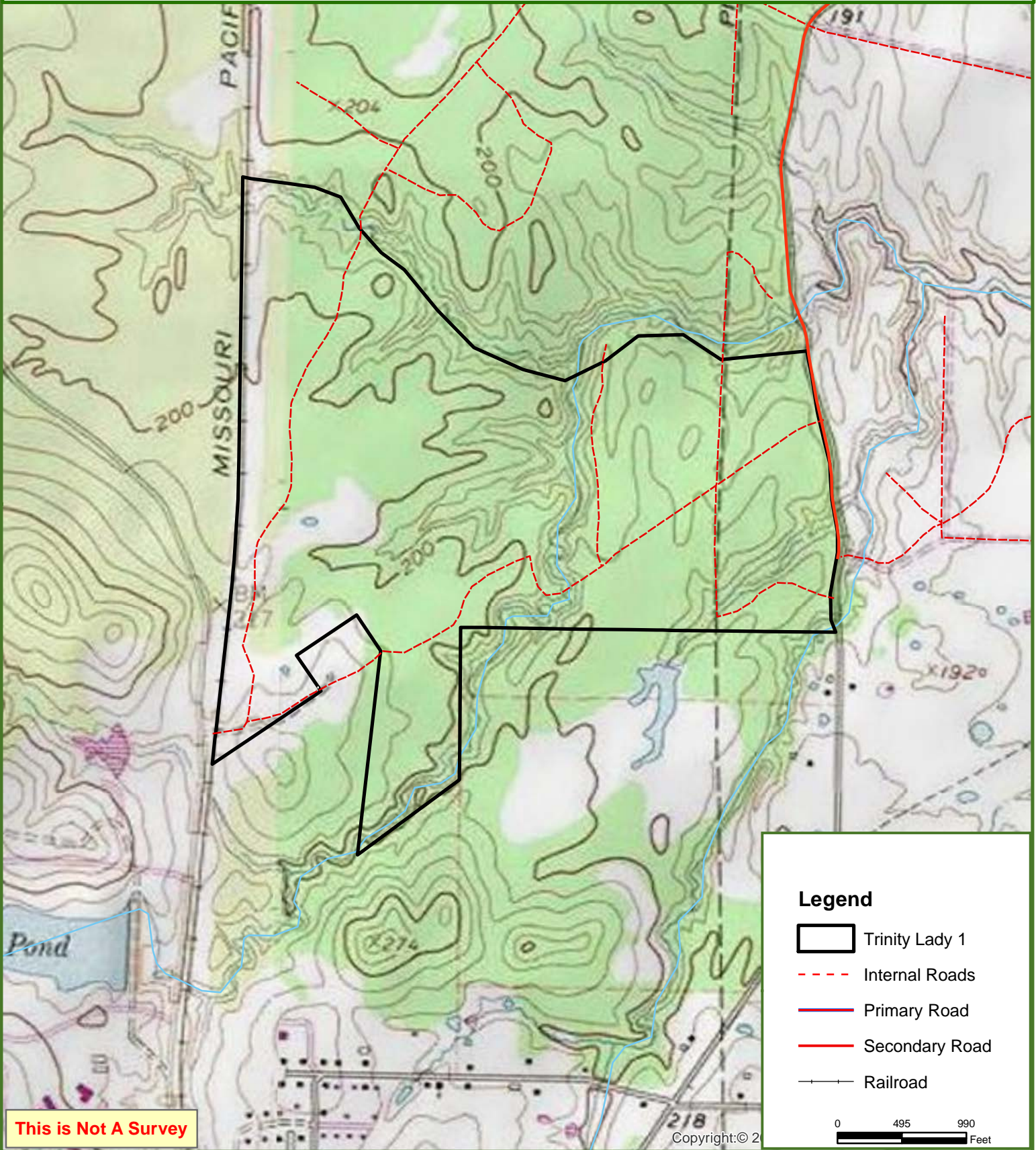
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