

**Operation Whitetail
Sabine & San Augustine Counties, TX
(02147, 02161 & 02182)**

This is a premier one of a kind property located close to Lake Sam Rayburn and Toledo Bend Reservoir in the heart of the Piney Woods of East Texas, this large contiguous well managed property has an abundance of wildlife for hunters and nature lovers. Plus it has great potential for current and future timber revenues.

Just five minutes from Pineland, an hour from Beaumont, and two hours from Houston, you'll find abundant wildlife and outdoor recreation opportunities. This property features a contiguous 4,047 acre block all surrounded by a high game fence and has been managed for trophy white-tails, turkey, and quail for more than 30 years.

Comprised of one large contiguous block with frontage on US 83, FM 1751, and FM 2866 with genetically improve fast-growing loblolly pine plantations separated by mature natural pine and hardwood timber. This scenic land is leased to a sportsman's club, so it's exceptionally maintained with several 1-acre food plot openings for deer. Interior roads are well-maintained. This property could easily be subdivided into separate ranch tracts.

In addition to the recreational possibilities, this property is located near a robust pine timber and hardwood lumber market and has great potential for current and future timber revenues. It includes: 2,326 acres of planted pine plantations of varying ages and 1,619 acres of mature natural pine and hardwood timber along streams and road frontage.

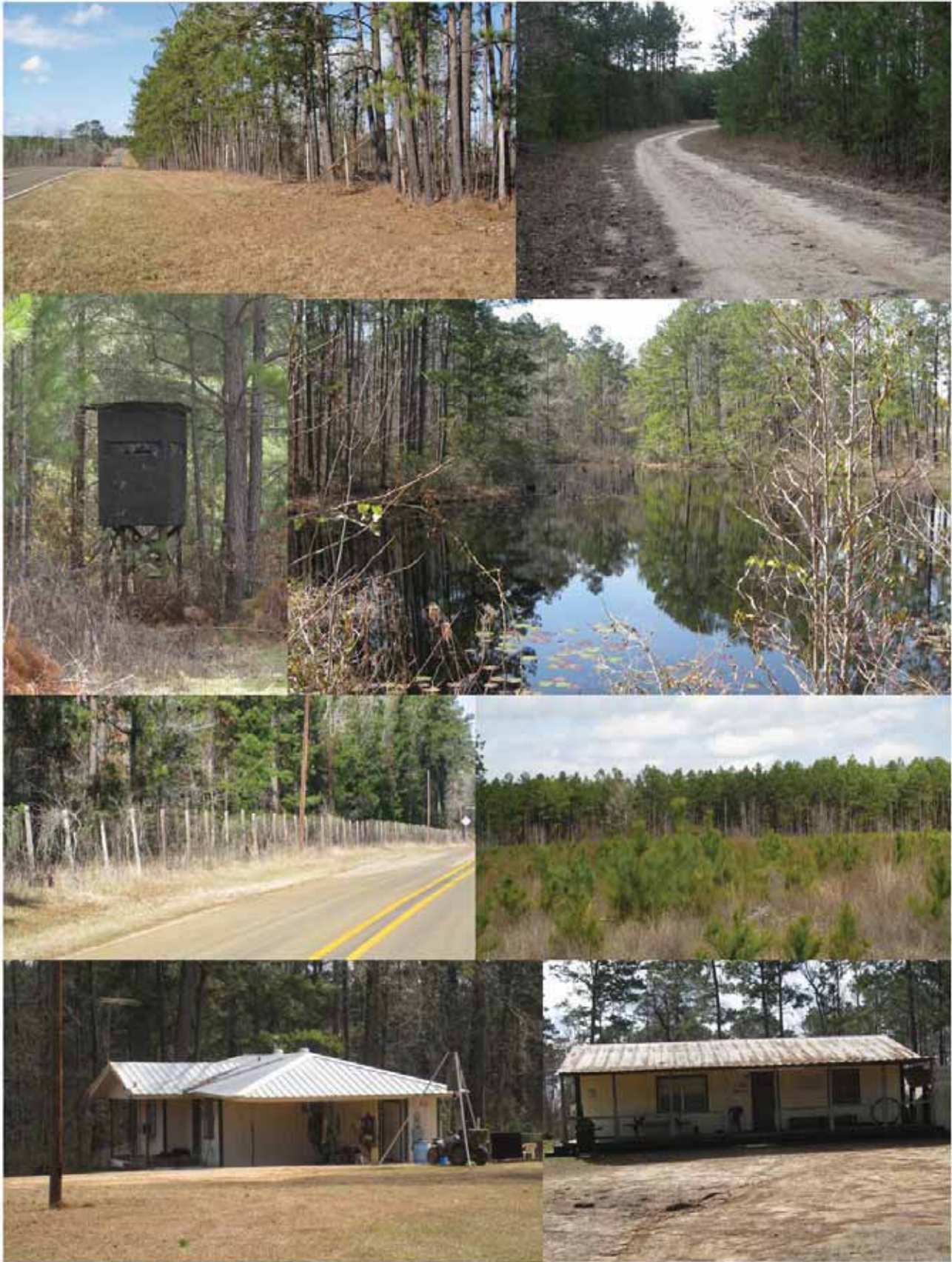
Tract Information

- County Sabine & San Augustine Counties, TX
- Total Acres 4,047
- Avail. Parcels 1
- Price / Acre \$2,500
- Total Price \$10,117,500
- Zoning Agricultural
- Tax Map N/A
- Parcel No. San Augustine 25416, 25419, 25422 / Sabine 3406, 5585
- Schools: Broaddus ISD / West Sabine ISD

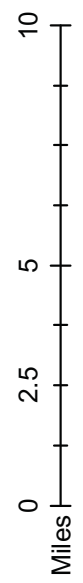
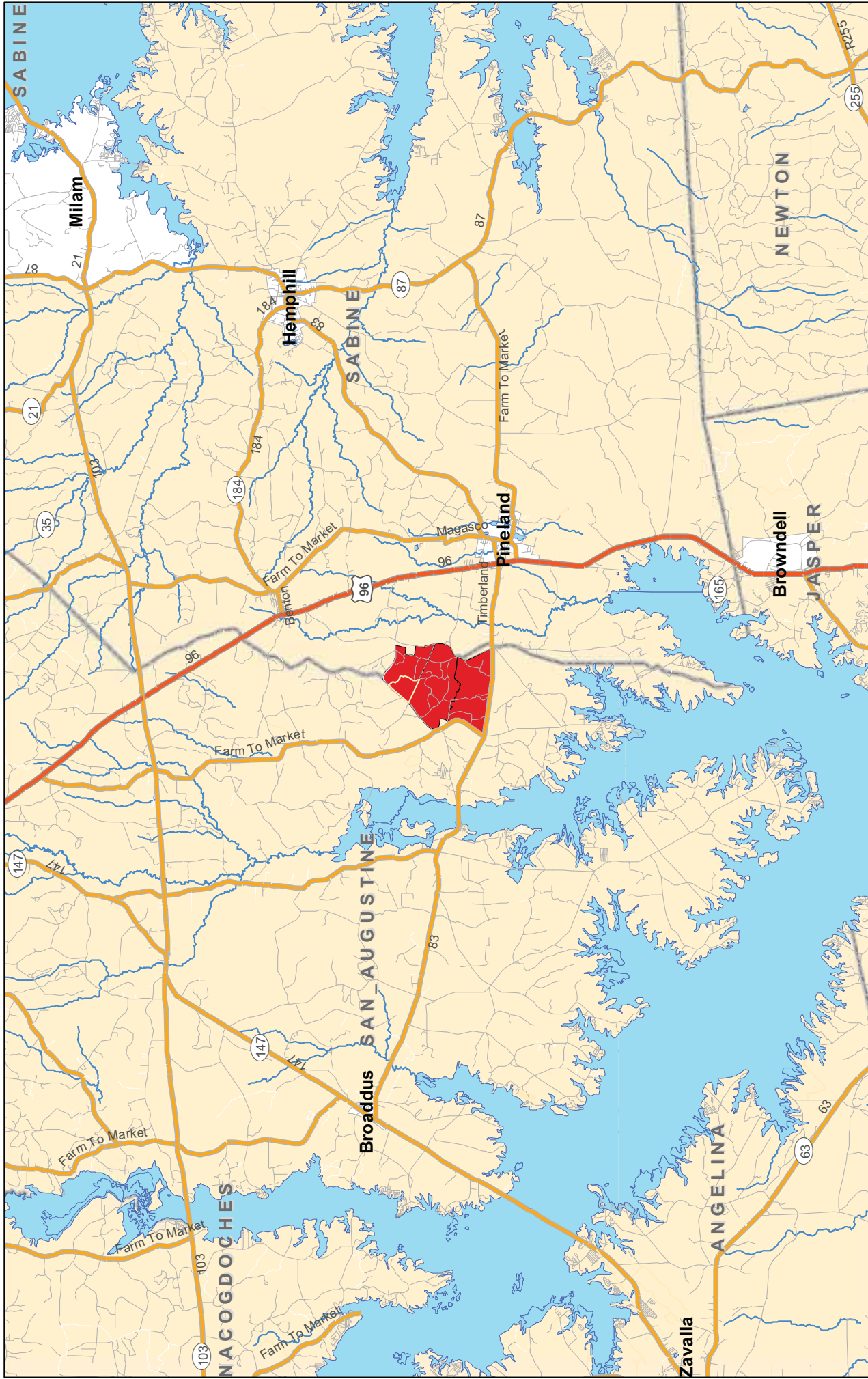
Property Amenities

- 2 Cabins
- Utilities
- Water Well
- Excellent Road System
- Outdoor Recreation
- High Game Fence
- Frontage to US 83, FM 1751, & FM 2866
- Gun Range

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.

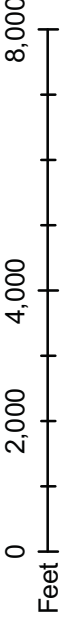


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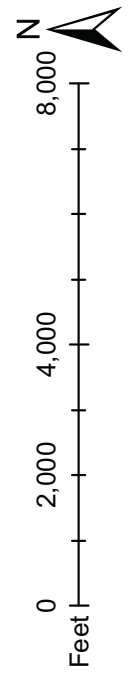
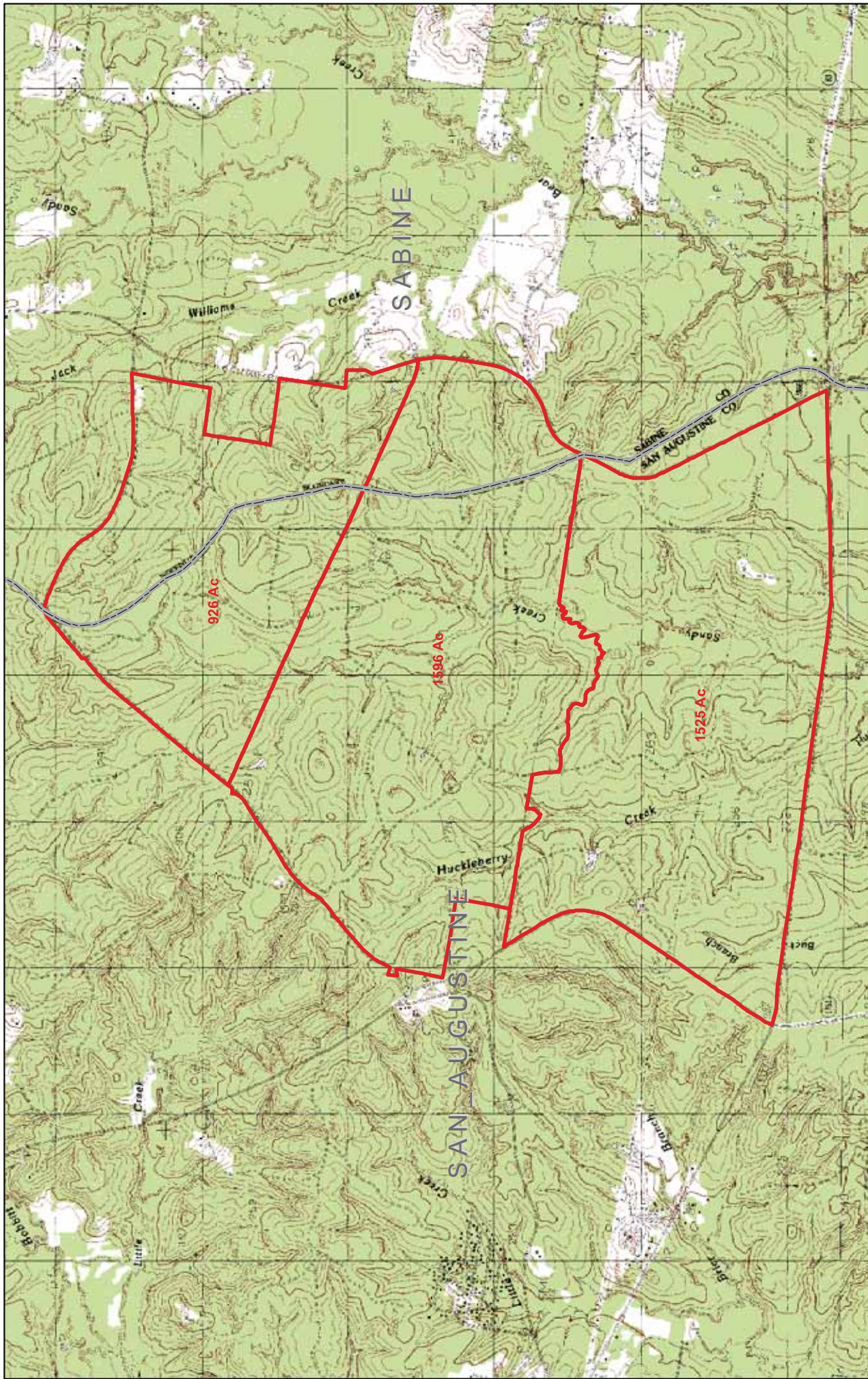
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