

FORESTAR For your *family*.
For your *foundation*.
For your *future*. Forestar.

LAND SALES WWW.LANDFORSALE.FORESTARGROUP.COM

FM 58 Tract #1, Angelina County, TX (03119)

A short distance off Loop 287 in Lufkin with access to FM 58, this 199 acre timbered property would be ideal for a country farm and ranch estate or subdivided into a low density residential development. The property is within the vicinity of numerous retail shopping establishments, several franchise hotels and restaurants and an excellent golf course at nearby Crown Colony Country Club. Another amenity of this property is its proximity to Lufkin ISD and a public community college, Angelina College.

Comprised of one (1) 199 acre contiguous block, with genetically improved fast growing loblolly pine trees with some older natural pine and hardwoods. This scenic property is currently leased to a sportsman’s club, so it’s well maintained; with Access off to FM 58.

In addition to the development possibilities, this property is located near a robust pine timber and hardwood lumber market and has great potential for current and future timber and recreational lease revenues. It includes: 141 acres of 15-year-loblolly pine plantation, and 24 acres of mature natural pine-hardwoods along stream and highway buffers.

Tract Information

- County: Angelina County, TX
- Property ID: #03119
- Total GIS Acres: 199
- Avail. Parcels: 1
- Price per acre: \$2,900
- Total Price: \$577,100
- Zoning: Ag/Timber Use
- Tax Map: 027
- Parcel Number: 12204
- Schools: Lufkin Independent School District

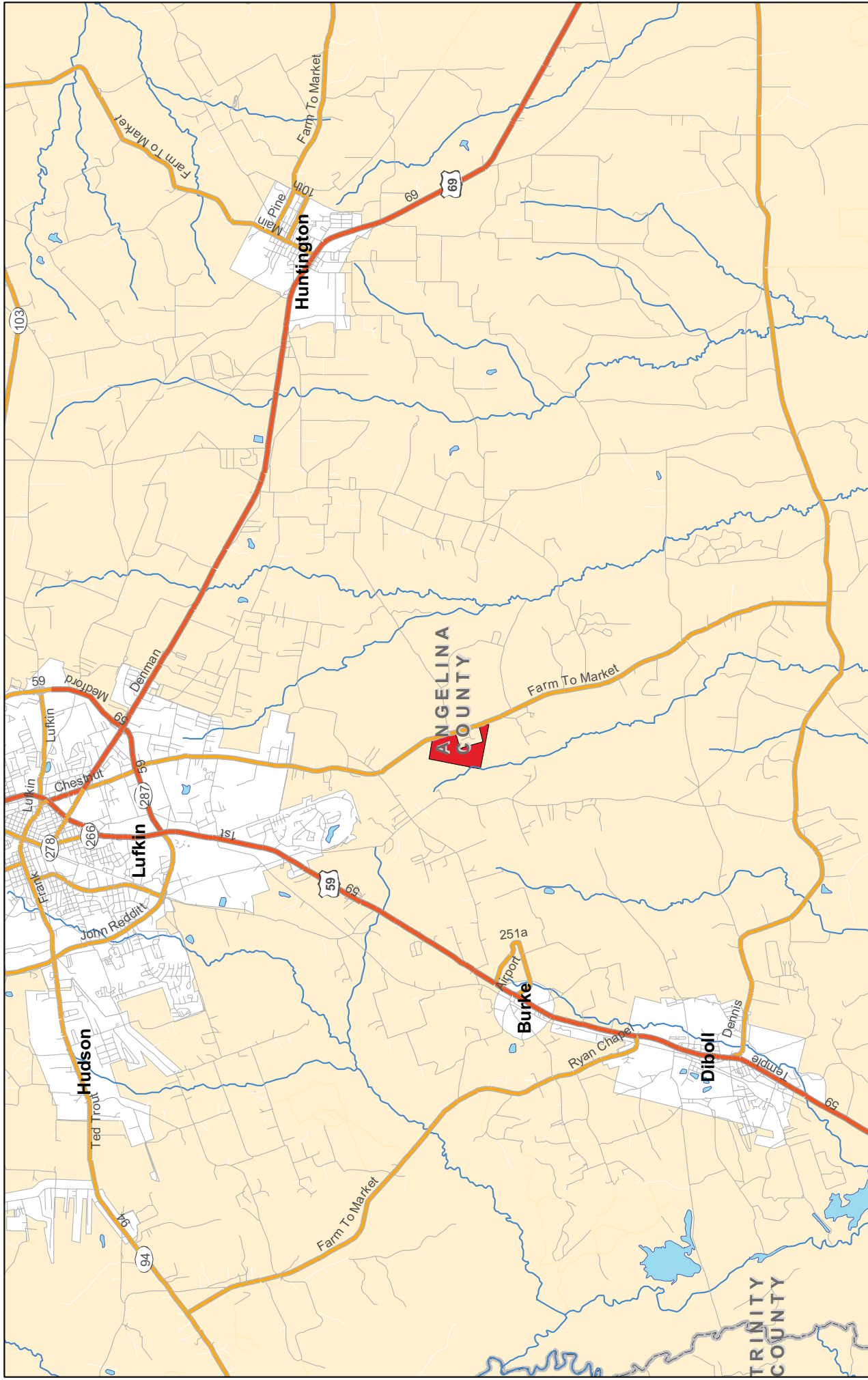
Property Amenities

- Close to City of Lufkin
- Excellent Access on FM 58
- Nearby Shopping and Dining Opportunities
- Close Proximity to Crown Colony Country Club & Golf Course
- Convenient to Angelina College and Lufkin ISD

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.

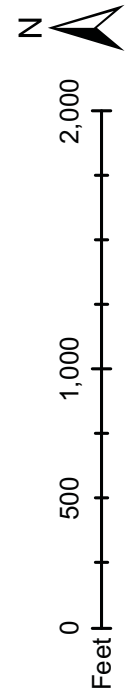


The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts 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.



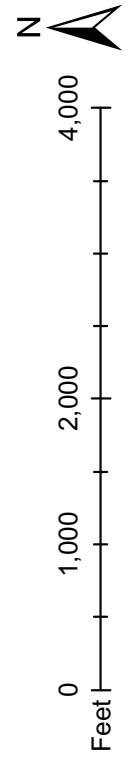
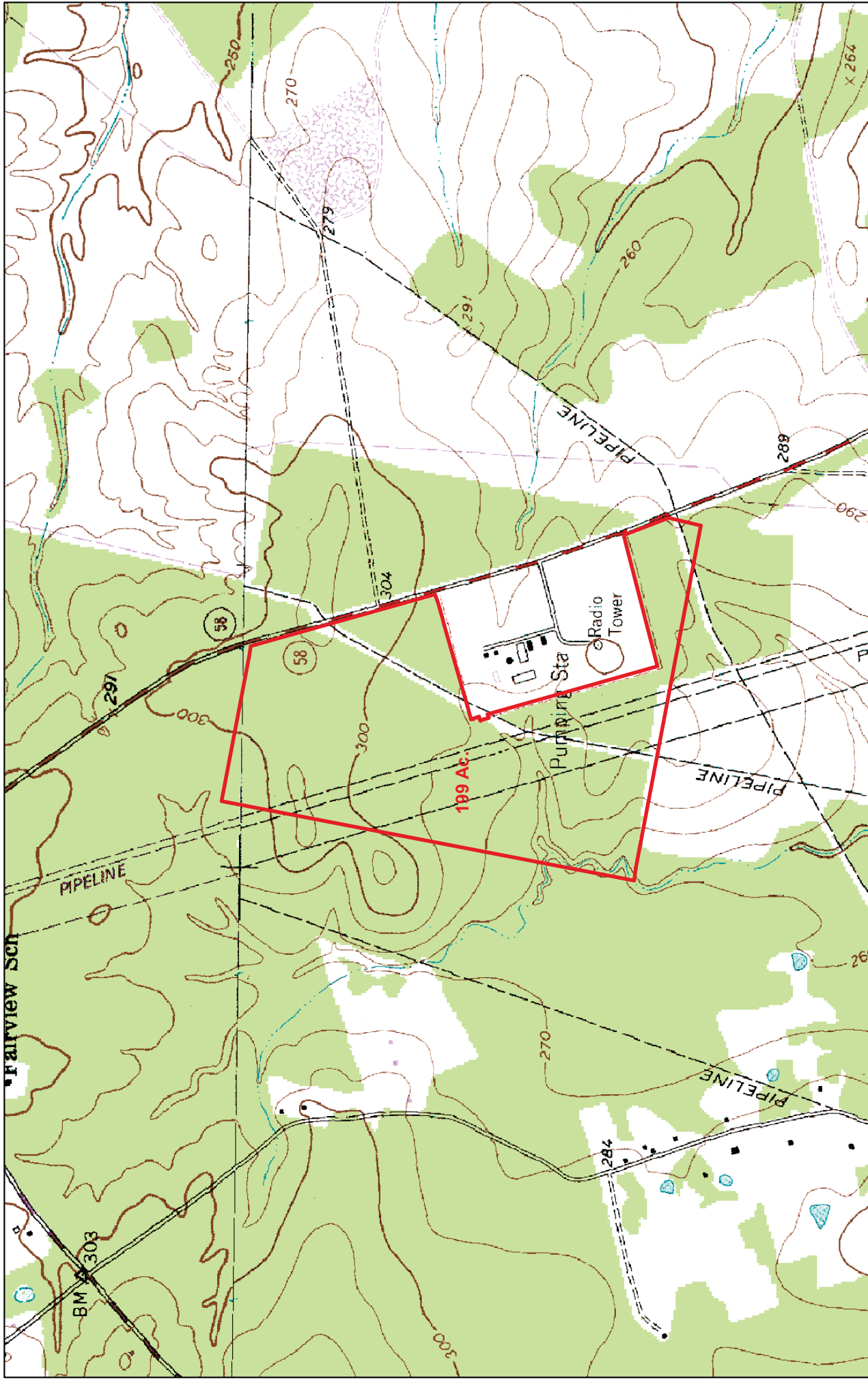
FM 58 Tract 1
Angelina County Texas





FM 58 Tract 1
Angelina County Texas





FM 58 Tract 1
Angelina County Texas

