



Bateman Tract
San Augustine County, TX (01235, 06136 & 06155)

This is the ideal property for investment in timberland, recreation, and lakeside development. The Bateman tract (3,489 acres) is situated on the northern shore of Sam Rayburn Reservoir with access on FM 705 in rural San Augustine County. This well managed property has an abundance of wildlife, breathtaking views of the lake, and an excellent road infrastructure in place. The fast growing pine plantation timberland is some of the most productive in all of east Texas with a robust pine timber market.

Comprised of one (1) 3,489 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.

In addition to the recreational and development opportunities, 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: 2,567 acres of loblolly pine plantations of multiple age classes, and 922 acres of mature natural pine-hardwoods along stream and lake buffers.

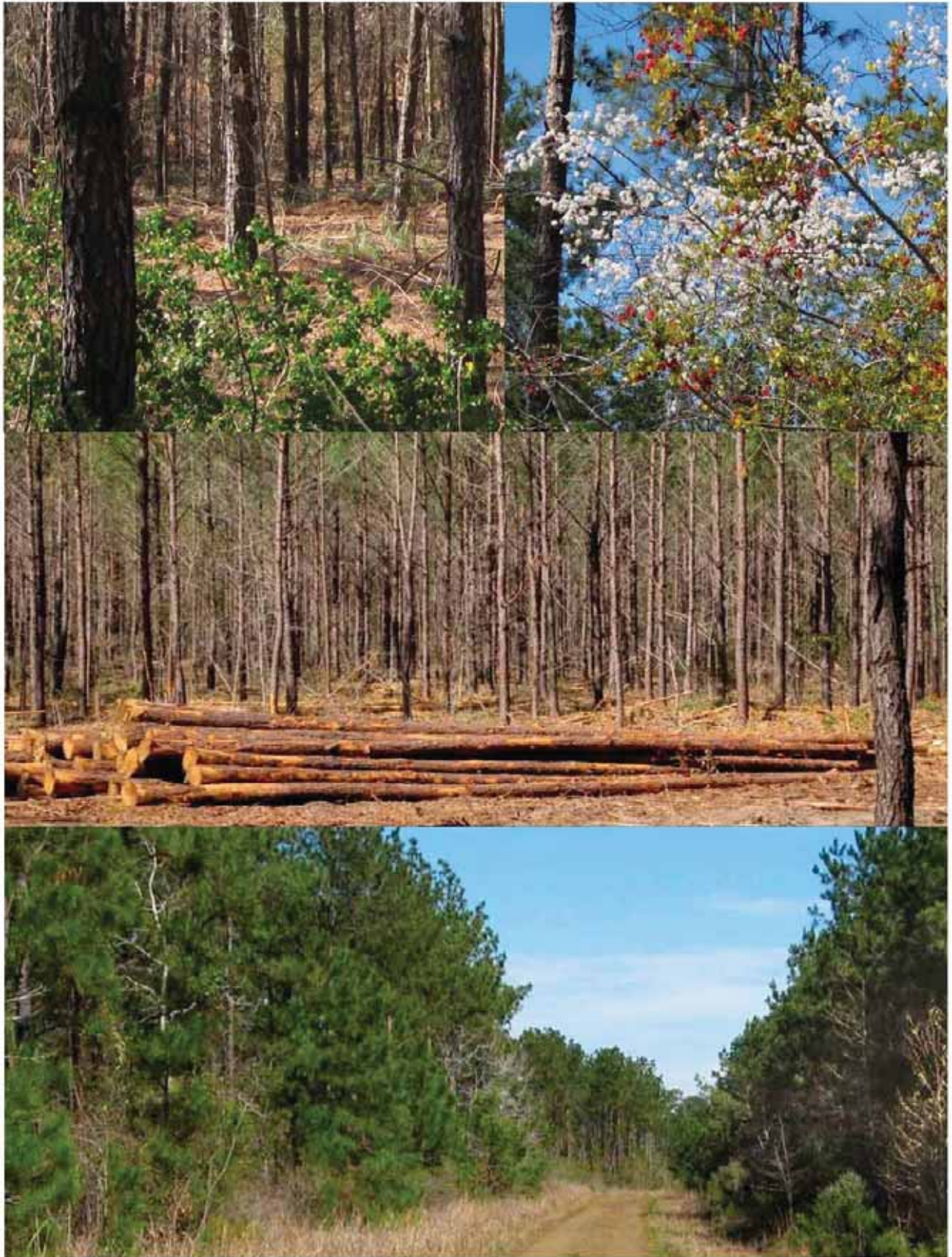
Tract Information

- County San Augustine County, TX
- Total Acres 3,489
- Avail. Parcels 1
- Price / Acre \$2,900
- Total Price \$10,118,100
- Zoning Agricultural
- Tax Map N/A
- Parcel No. 25417, 3214, 3232, 3867
- Schools: Broaddus ISD

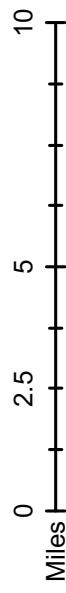
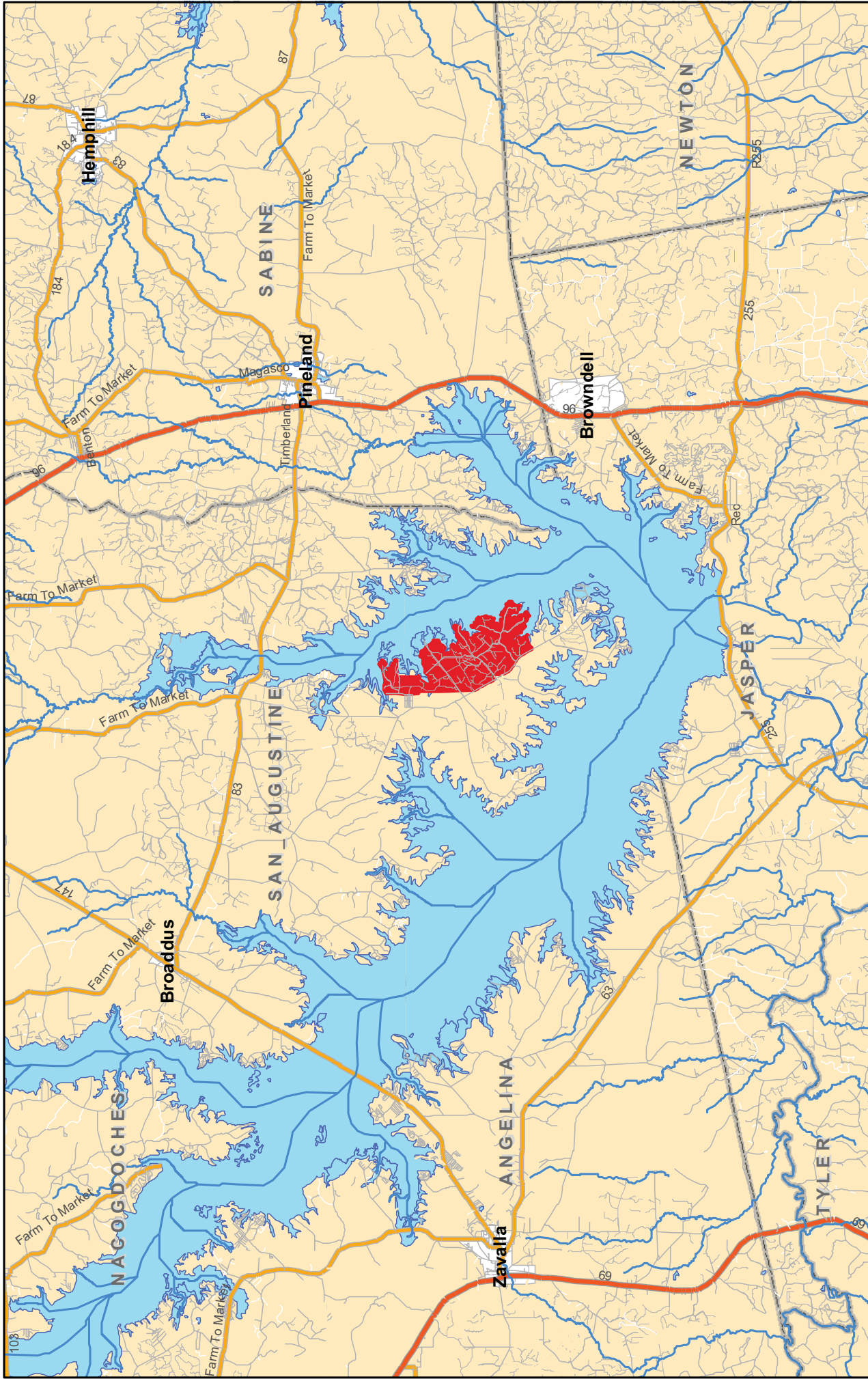
Property Amenities

- On Sam Rayburn Reservoir
- Lake View
- Excellent Road System
- Near By Public Lakeside Parks and Boat Landings
- Large Contiguous Blocks
- Hunting and Recreation
- Pine Plantation and Older Natural Timber
- Close to Angelina and Sabine National Forests

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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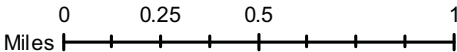


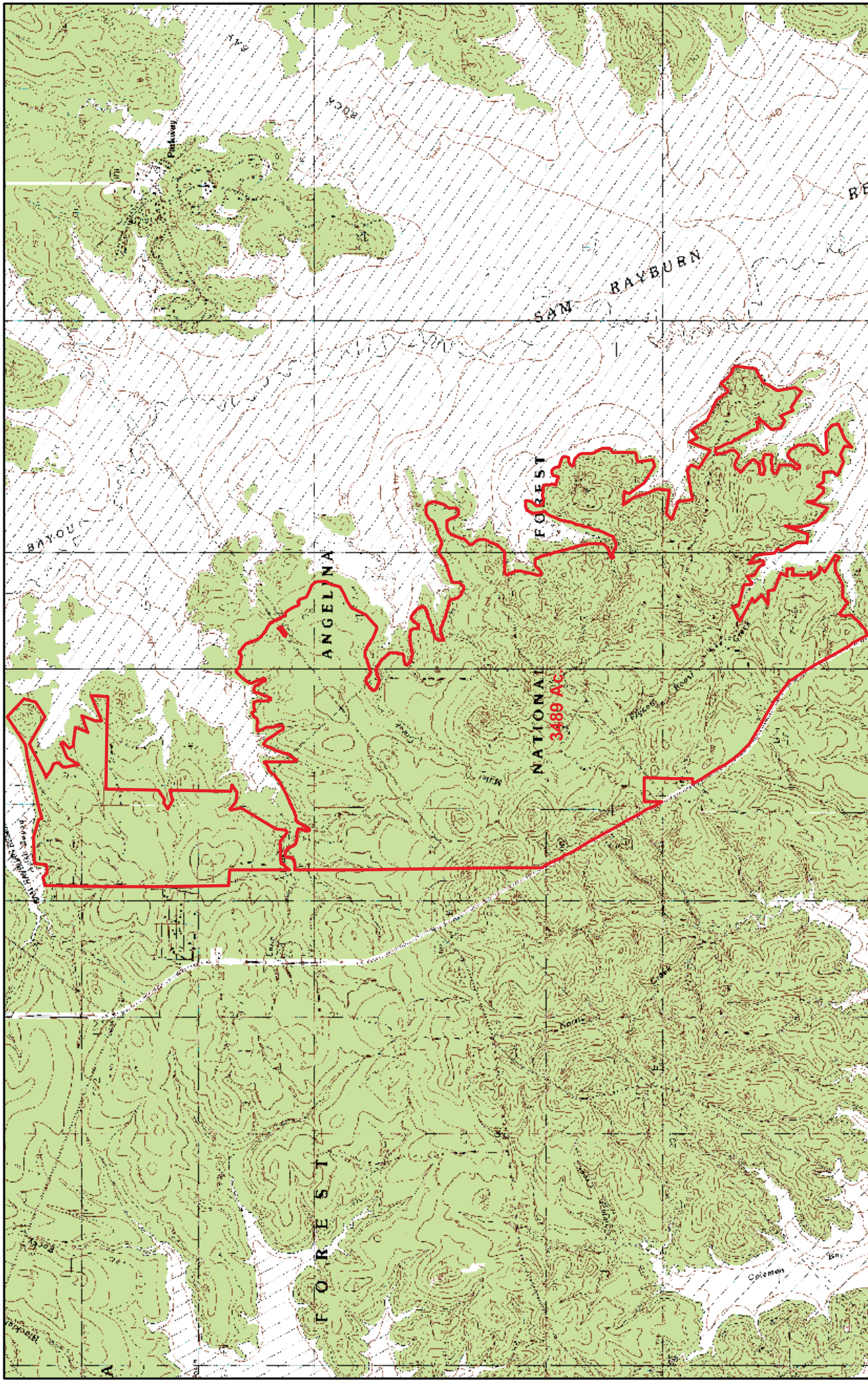
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