

1,726 Acres | Neches River Front
Off County Road 2925
Alto, TX 75844

\$5,609,500
1,726± Acres
Cherokee County



MORE INFO ONLINE:
<https://homelandprop.com/>

1,726 Acres | Neches River Front
Alto, TX / Cherokee County

SUMMARY

Address

Off County Road 2925 null

City, State Zip

Alto, TX 75844

County

Cherokee County

Type

Undeveloped Land, Hunting Land, Riverfront, Timberland

Latitude / Longitude

31.581236 / -95.244527

Acreage

1,726

Price

\$5,609,500

Property Website

<https://homelandprop.com/property/1-726-acres-neches-river-front/cherokee/texas/74384/>



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PROPERTY DESCRIPTION

NECHES RIVER REC RANCH ! Preservation, sanctuary, estuary ! Sustainably wooded in pre-merch pine plantations, native mixed pine/hardwoods along the Neches River. Mature pine plantation at NW area of the tract. This tract is a wildlife sanctuary and bird estuary. Excellent for hunting, fishing, and outdoor recreation. Good internal road system. Sandy to loamy type soils. Secluded and private ! Recorded/deeded access easement ! A rare find where the Neches River runs east/west. Almost 4 miles of Neches River frontage with several natural oxbow type lakes/ponds. Historically part of the "Coon Pond Hunting Club," bordered by large timberland ownership.

School District: Alto ISD



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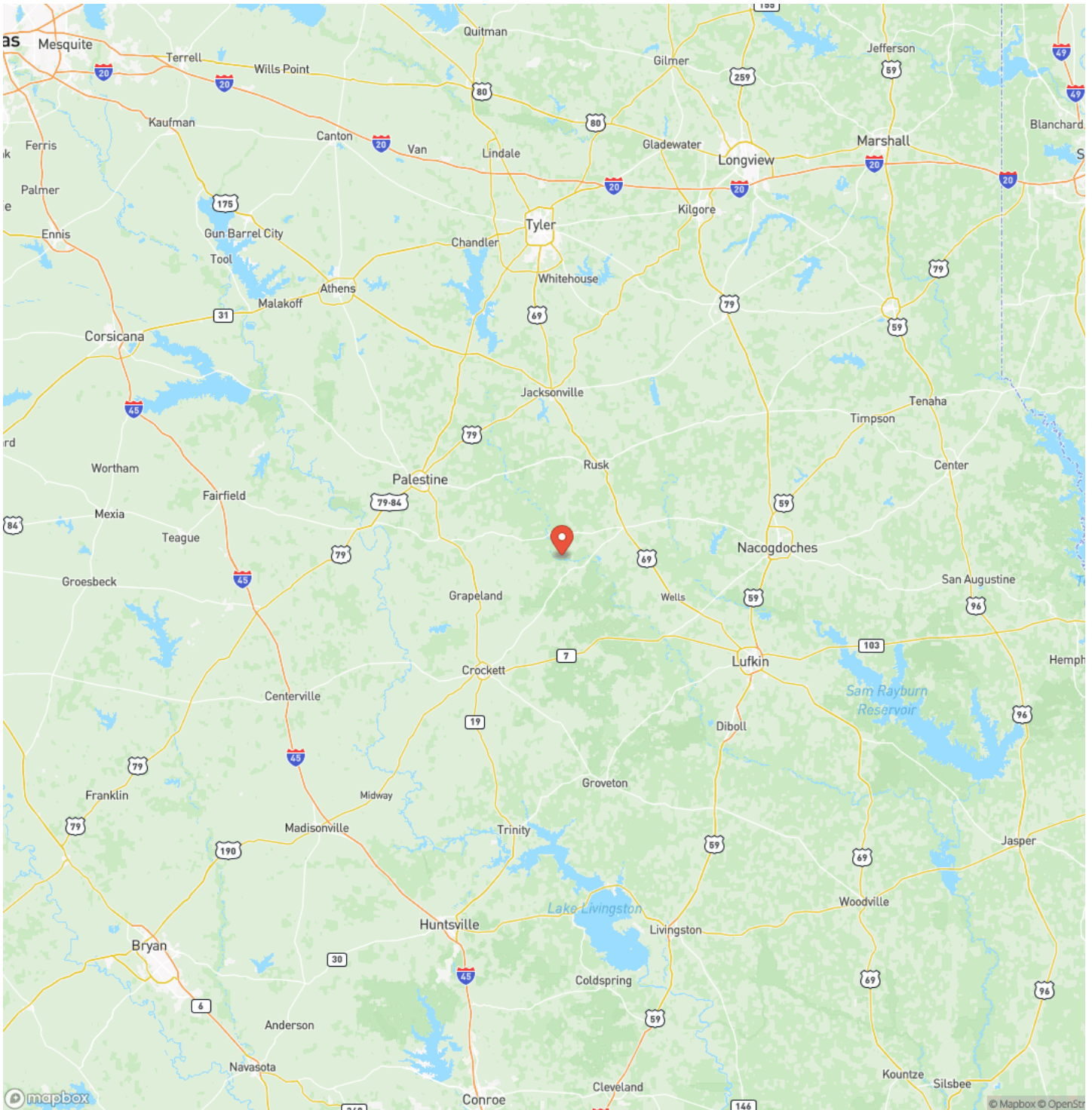
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Locator Map



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Locator Map



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Satellite Map



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Alto, TX / Cherokee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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