



## **ROLLING HILLS RANCH #40**

**An unrestricted recreational paradise for outdoor enthusiasts located near Lake Sam Rayburn in San Augustine, Texas.**



***10.12 Acres***  
***Pineland, San Augustine County, Texas***

**Price: \$90,000**

## LOCATION

Rolling Hills Ranches, located in Deep East Texas, offers unrestricted recreational potential for outdoor enthusiasts. The Ayish Bayou boat ramp on Lake Sam Rayburn is only two miles away, providing access to one of the best fishing lakes in the country.

The peaceful town of Pineland, Texas, is only five miles away and offers all the necessities for your weekend camping excursion or weekly grocery run. Jasper, Texas, located 25 miles south, provides shopping opportunities of all kinds, from large department stores to small boutiques.

## ACCESS

Rolling Hills Ranch #40 has approximately 650 feet of road frontage along Hwy 83, offering an easy commute from any direction.

## SITE DESCRIPTION

Rolling Hills Ranch #40 offers a mixture of natural hardwoods and planted loblolly pine, making it an excellent location for hunting or observing wildlife. There is a small creek meandering through the property, and a cleared campsite towards the back providing a quiet, secluded setting for your outdoor adventure.

The properties boundaries are mulched for easy identification in the field. The buyer shall do their own due diligence for all specifics.



Aerial photo showing the corner of Hwy 83 towards Pineland and FM 1751 towards San Augustine.



Frontage along FM 1751



Mulched boundary lines marked with stakes.



Area partially cleared for camping.

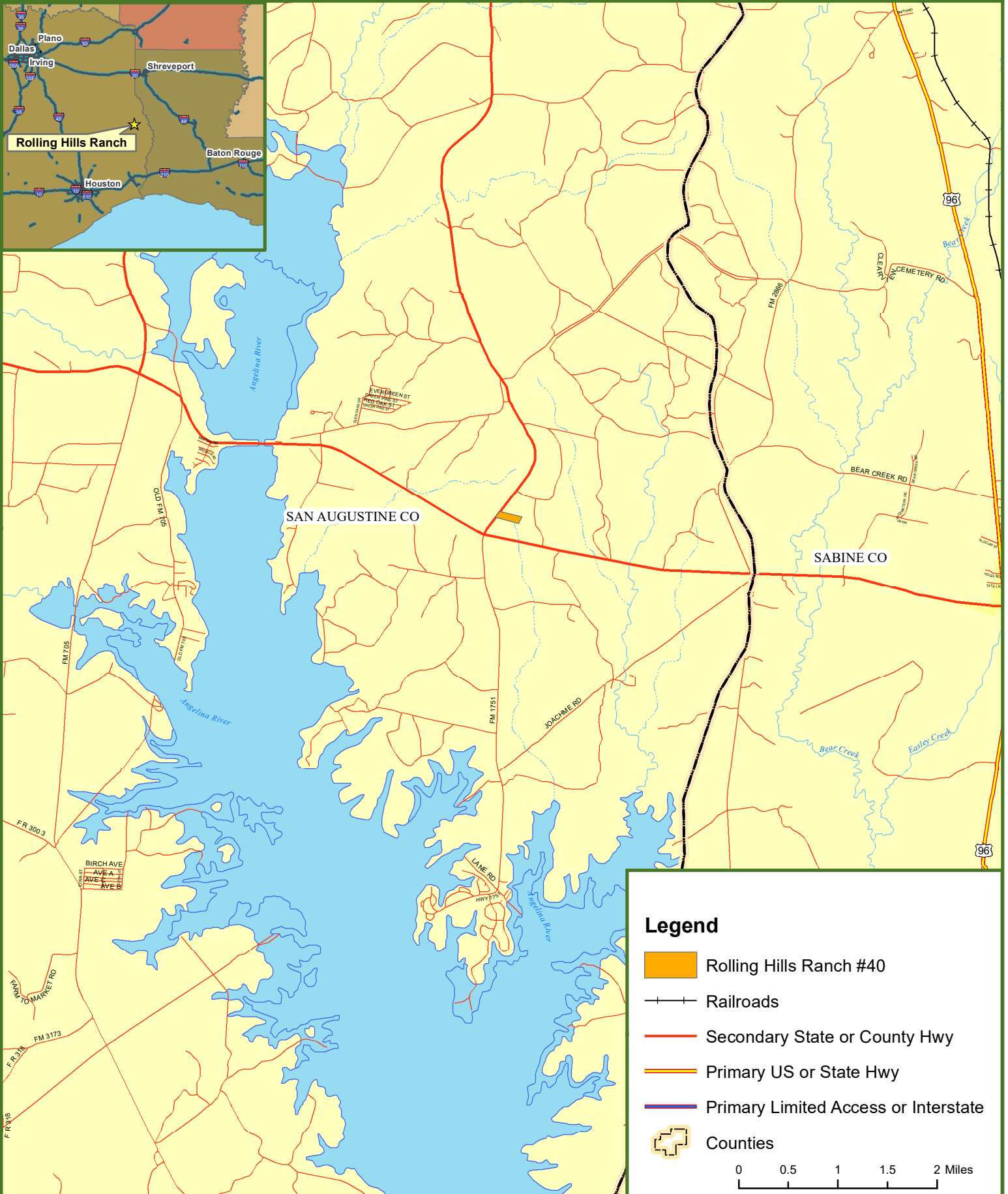
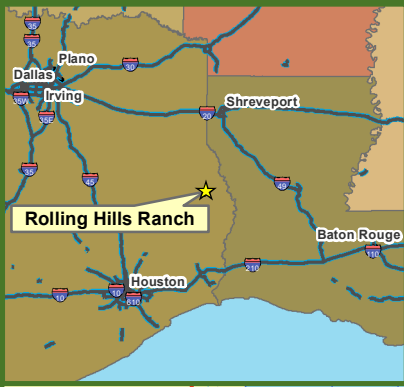


# Locus Map

## Rolling Hills Ranch #40 Tract

### San Augustine County, TX

10.12 ± Acres



### Legend

-  Rolling Hills Ranch #40
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

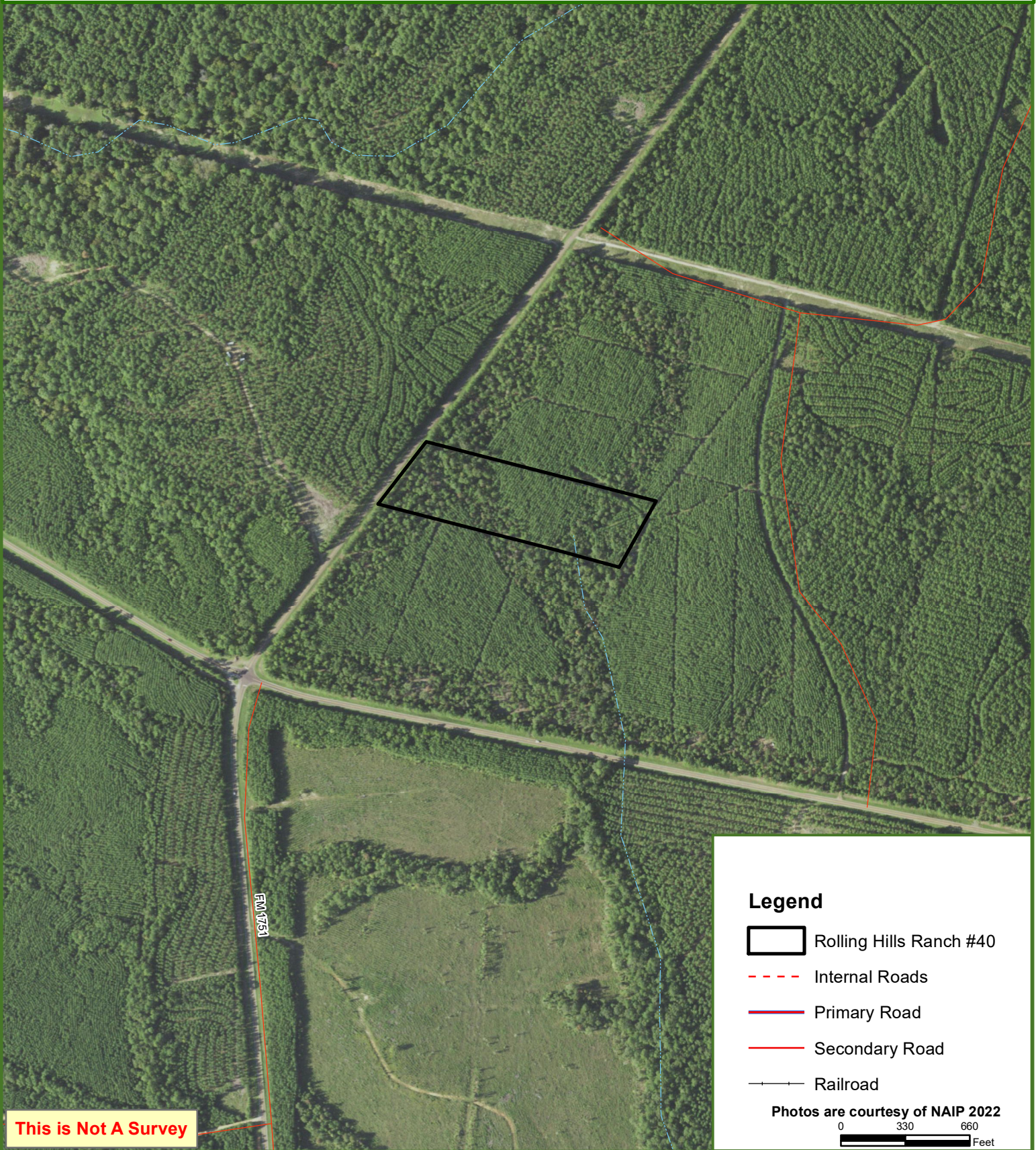




# Rolling Hills Ranch #40 Tract






## San Augustine County, TX

10.12 ± Acres



**This is Not A Survey**

### Legend

-  Rolling Hills Ranch #40
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2022  
0 330 660  
Feet

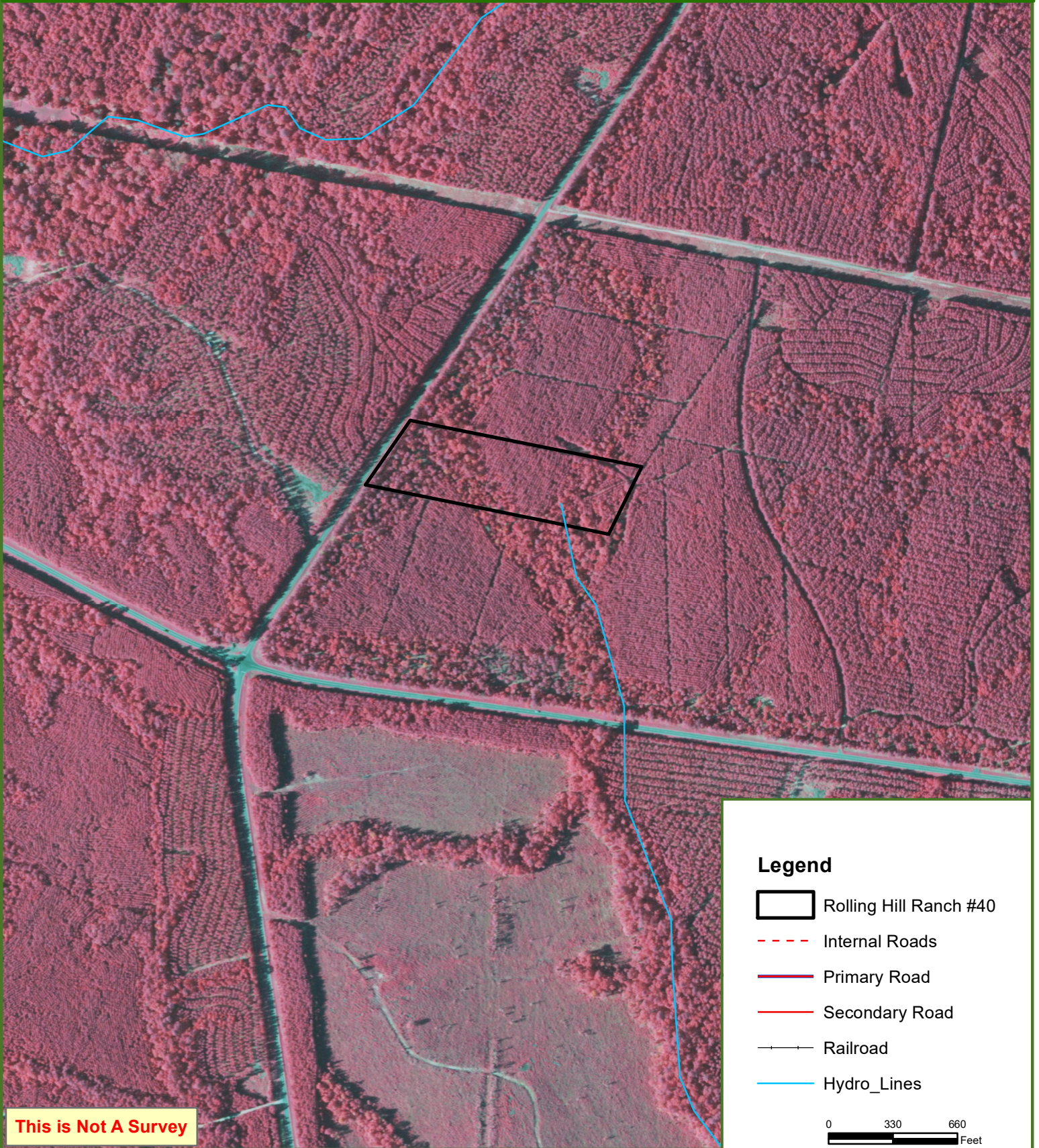
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.









# Rolling Hills Ranch #40

San Augustine County, TX

10.12 ± Acres



### Legend

-  Rolling Hill Ranch #40
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad
-  Hydro\_Lines

0 330 660  
Feet

**This is Not A Survey**

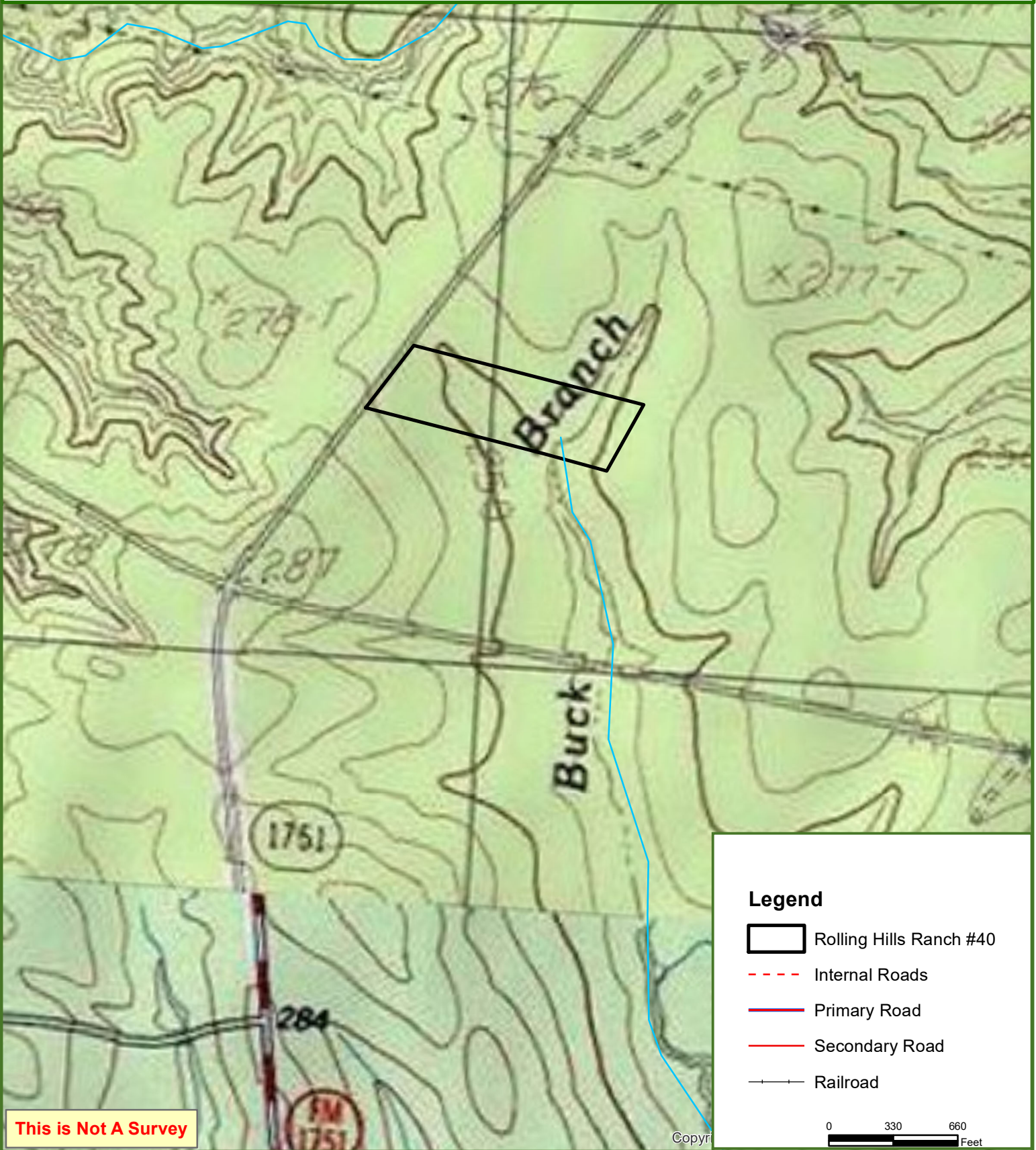
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San Augustine County, TX

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Copyr

0 330 660 Feet

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