



**Fountains
Land**
AN F&W COMPANY

**Price
Improvement**



Trinity Lady Park Tracts

A first-time open listing of historic timberland property.

Tract #1

 294 Acres

 \$1,380,055

Tract #2

 256 Acres

 \$1,259,915

Tract #3

 332 Acres

 \$1,616,562

Tract #4

 401 Acres

 \$2,208,827

Tract #5

 304 Acres

 \$1,509,729

The Trinity Lady Park Tracts, situated in East Texas, consist of five individual parcels available for purchase separately or in any combination. The tracts range in size from 256 to 401 acres. Each parcel features intensively managed timberland, presenting an excellent opportunity for timber investment, recreational pursuits, or establishing a homestead.



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LOCATION



The charming town of Trinity provides both investors and homesteaders with all the essential services of a small community, including a hospital, grocery stores, fast-food options, fuel stations, and dining establishments. Highway 19 connects Trinity to Huntsville, offering a convenient commute for those seeking access to I-45 for travel to Houston or Dallas.

ACCESS



To access the Trinity Lady Park Tracts from Trinity, Texas, travel approximately two miles north on Trinity Lady Park Road. Gate locations are as follows:

- Tract 1: West side, 2.2 miles
- Tract 2: West side, 2.8 miles
- Tract 3: East side, 3.3 miles
- Tract 4: East side, 2.8 miles
- Tract 5: East side, 2.0 miles

PROPERTY DESCRIPTION



The Trinity Lady Park Tracts offer intensively managed timberland, making them an excellent option for investment, recreation, and homesteading. The property has been carefully managed to maximize pine timber growth through a comprehensive range of silvicultural practices, including the planting of elite loblolly seedlings, thinning operations, herbicide applications, and prescribed understory burning.

Deer hunting on this property has historically been managed to promote the harvest of large, mature whitetails while controlling predator impact. Several food plots are currently established and maintained for this purpose, supporting a quality wildlife management program.

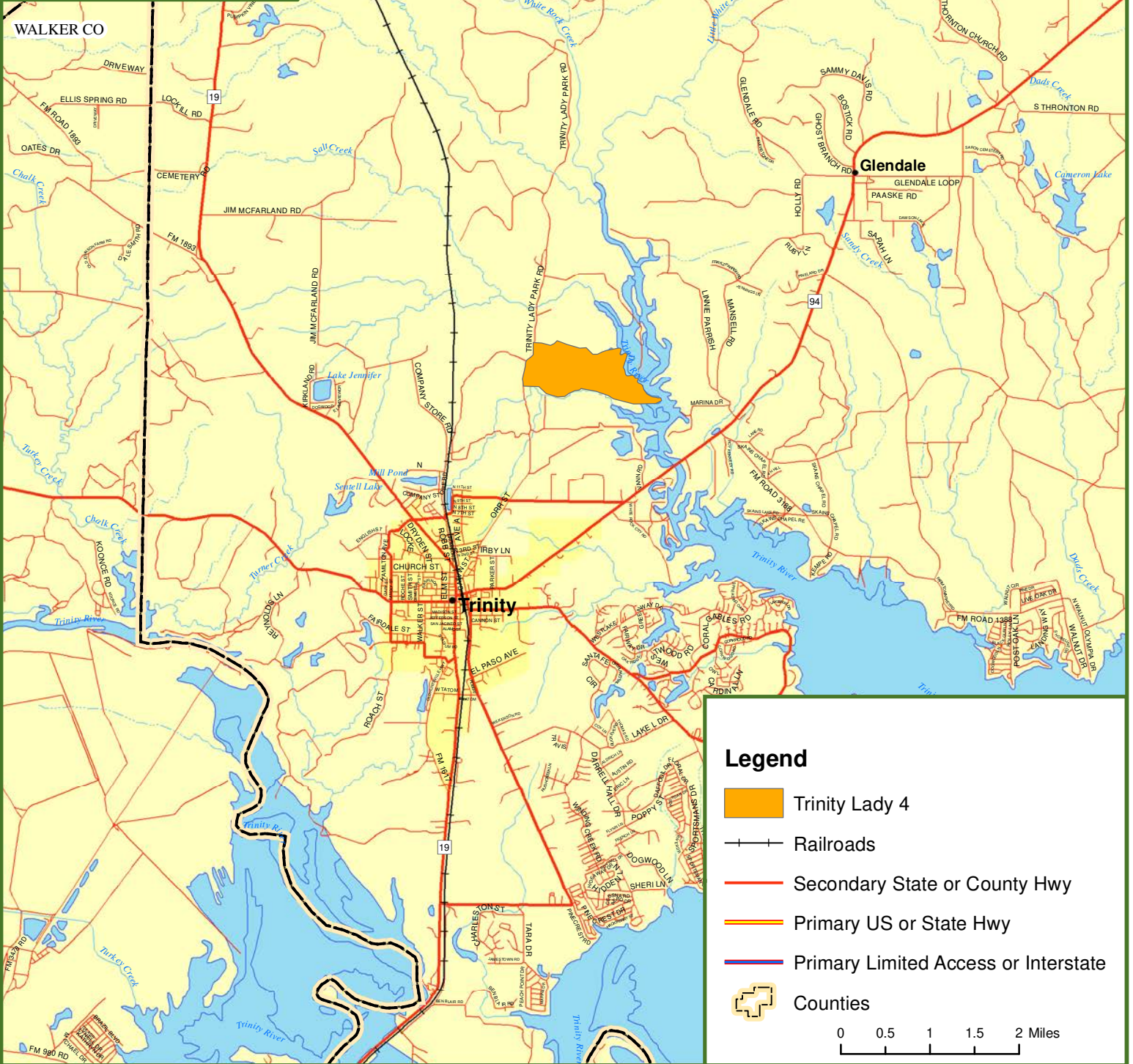
Tract 3 is bordered to the north by Salt Creek, a small, meandering water feature that adds natural beauty and habitat diversity to the property. Tract 4 boasts a quarter mile of waterfrontage along the famed White Rock Creek, widely regarded as one of the premier locations for white perch, catfish, and white bass fishing in the entire Trinity River Watershed.



Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Trinity Lady 4 Trinity County, TX 401.00 ± Acres

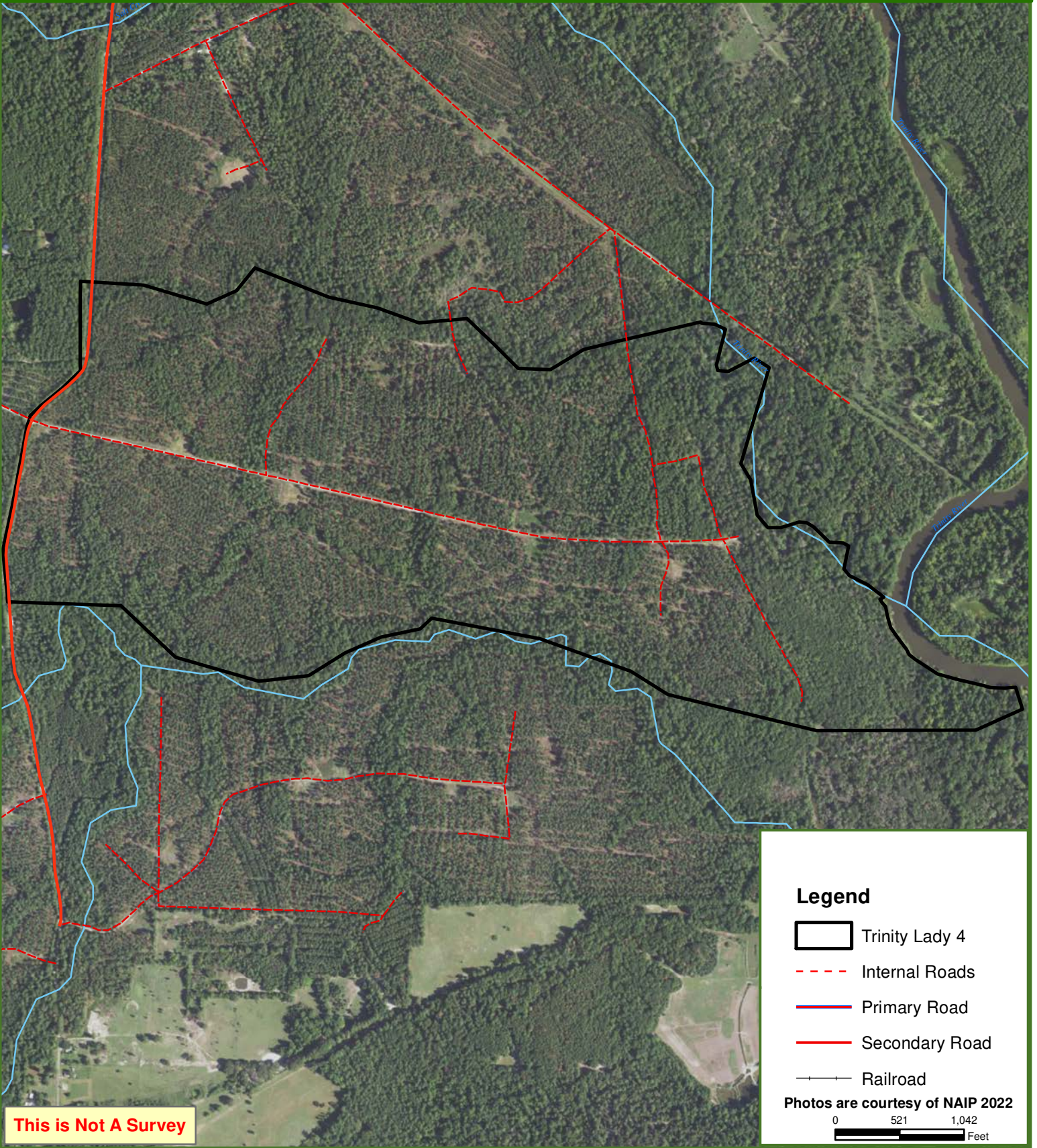




Trinity Lady 4

Trinity County, TX

401.00 ± Acres



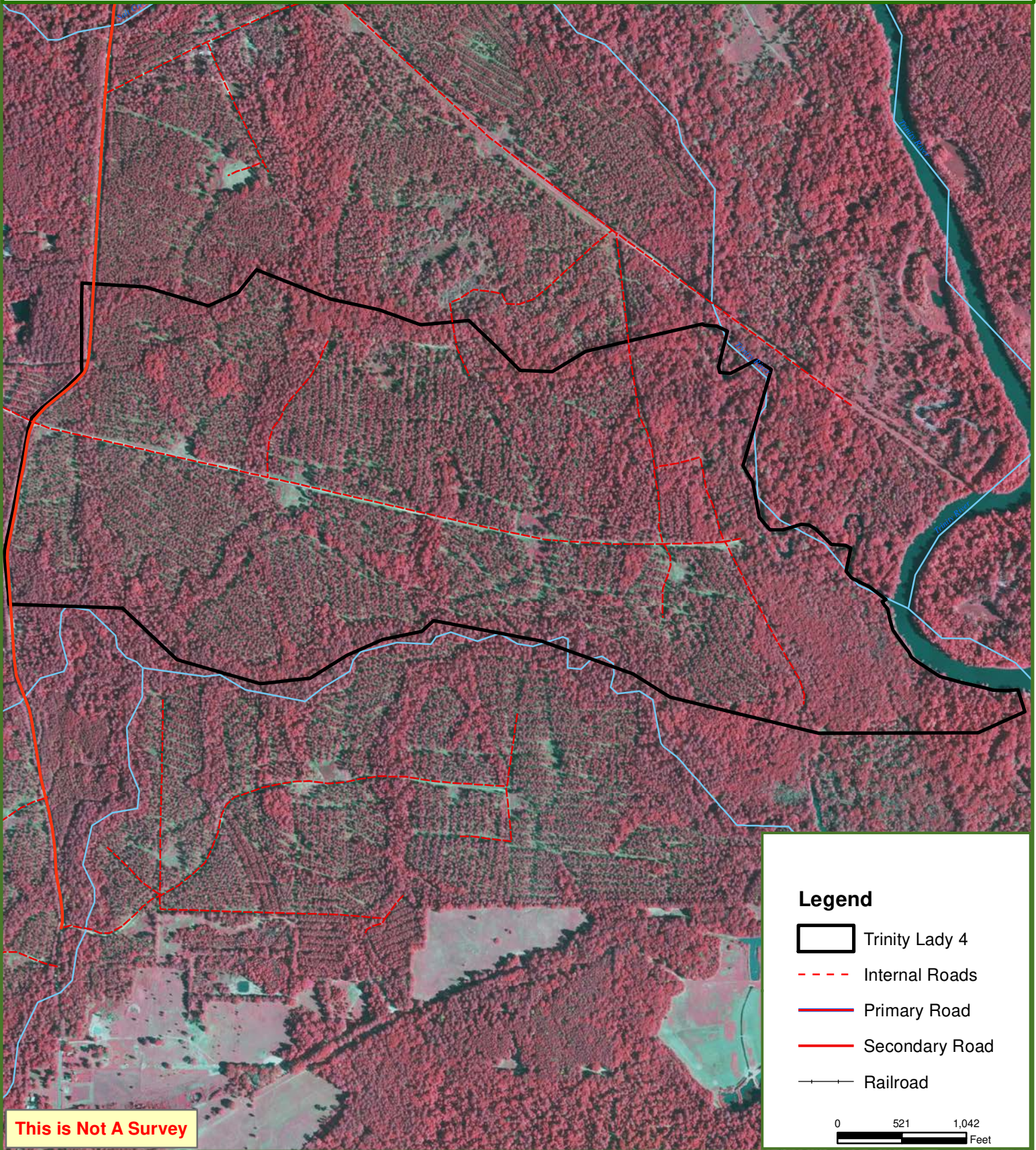
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Trinity Lady 4

Trinity County, TX

401.00 ± Acres



Legend

- Trinity Lady 4
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

0 521 1,042
Feet

This is Not A Survey

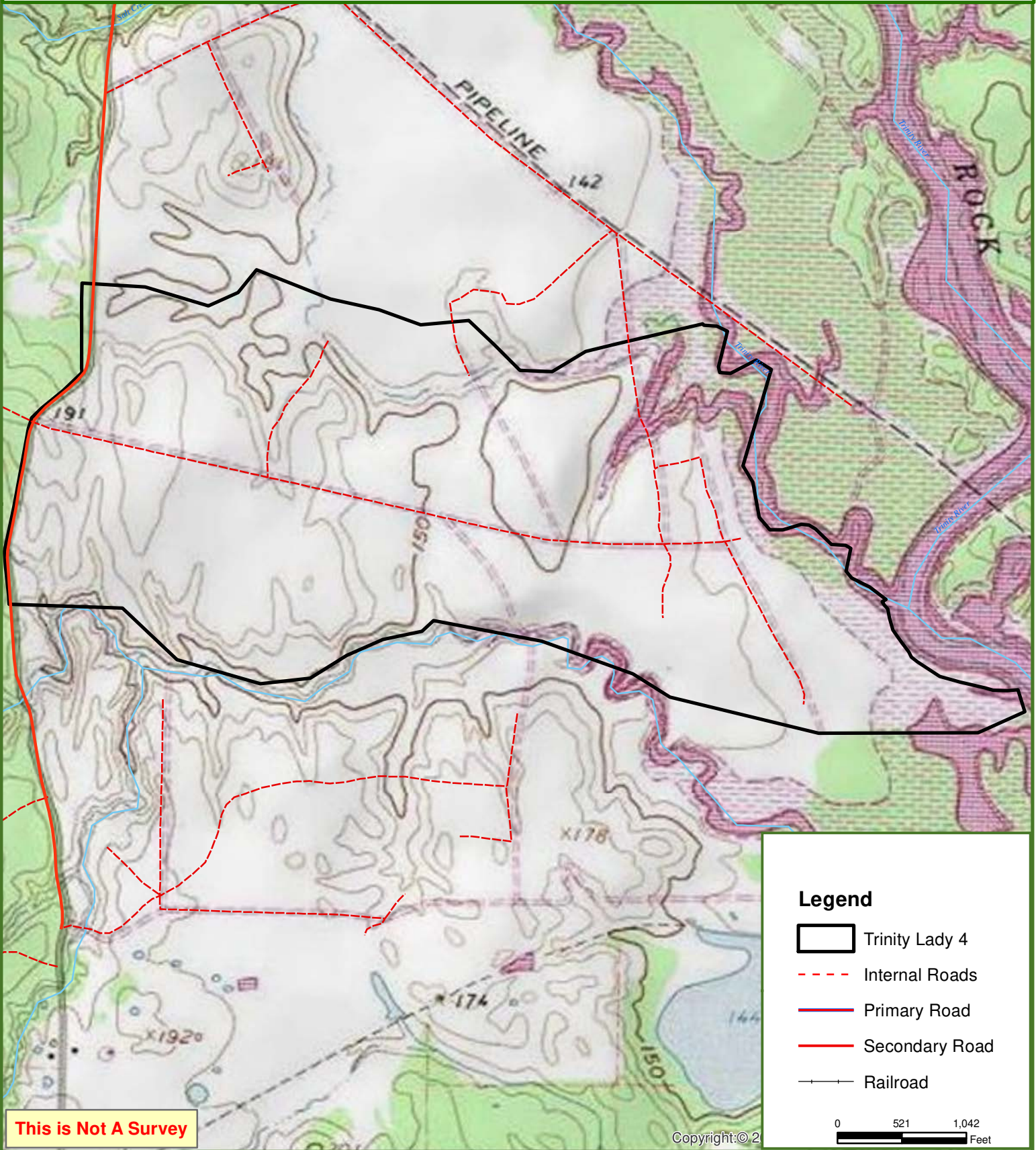
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Trinity Lady 4

Trinity County, TX

401.00 ± Acres



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0 521 1,042 Feet

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