

MIDWEST LAND GROUP PRESENTS

67 ACRES IN

SAN AUGUSTINE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DEEP PINEYWOODS 67 +/- ACRE HUNTING TRACT IN SAN AUGUSTINE COUNTY, TEXAS

If you're looking for a serious hunting tract in the heart of the East Texas Pineywoods, this 67 +/- acre tract in Rayburn Ranch II deserves a hard look. The property sits tucked back on a private road, surrounded by a thick mix of loblolly pines and mature hardwoods - exactly the kind of timber country that big whitetails call home. San Augustine County sits in one of the most productive deer corridors in the Pineywoods, and bucks taken from this region regularly score in the 130" to 160" Boone and Crockett range on quality private land. The Pineywoods region consistently produces trophy-class animals, and the seclusion and low hunting pressure on a private tract like this is exactly what lets bucks reach that kind of maturity. The dense canopy, natural browse, and pine-to-hardwood transition lines create the habitat conditions that hold deer year-round and give them a place to grow old.

With 67 +/- acres to work with, there's plenty of room to set up multiple stand locations, work a food plot or two,

and identify the creek drainages and pinch points where deer naturally funnel. The timber cover is thick enough to hold deer on the property, and a healthy hog population keeps the action going well beyond deer season.

The location only sweetens the deal. Positioned between Sam Rayburn Reservoir and Toledo Bend Lake - two of the top largemouth bass fisheries in the entire country - you can be pulling fish out of the water just as fast as you can be in a deer stand. Whether you're a deer hunter, a bass fisherman, or both, this property puts you right in the middle of it. And despite how remote it feels, you're still within reasonable reach of city amenities - roughly 8 miles from San Augustine, 35 miles from Nacogdoches, 40 miles from Lufkin, and about 2.5 hours from Houston.

Electricity runs along the front of the property, and a well will need to be drilled for water. The community is deed-restricted, keeping the character of the land intact for years to come.



PROPERTY FEATURES

COUNTY: **SAN AUGUSTINE** | STATE: **TEXAS** | ACRES: **67**

- 67 +/- acres in San Augustine County, East Texas Pineywoods
- Dense pine and hardwood cover - prime whitetail and hog hunting
- Bucks in this corridor regularly score 130"-160" B&C on quality private land
- Natural travel corridors, hardwood drainages, and food plot potential
- Low hunting pressure - secluded private road access in Rayburn Ranch II
- Located between Sam Rayburn Reservoir and Toledo Bend Lake
- Two of the top bass fisheries in the country within short reach
- Electricity along the front of property, well needs to be drilled
- Marketable timber on site
- Deed-restricted community
- 8 miles from San Augustine
- 35 miles from Nacogdoches
- 40 miles from Lufkin
- 2.5 hours from Houston



67 +/- PRIVATE ACRES IN THE PINEYWOODS

San Augustine County sits in one of the most productive deer corridors in the Pineywoods, and bucks taken from this region regularly score in the 130" to 160" Boone and Crockett range on quality private land.



ELECTRICITY ALONG THE ROAD



DENSE PINE AND HARDWOOD COVER



TOP LARGEMOUTH BASS FISHERIES NEARBY

The location only sweetens the deal. Positioned between Sam Rayburn Reservoir and Toledo Bend Lake - two of the top largemouth bass fisheries in the entire country - you can be pulling fish out of the water just as fast as you can be in a deer stand.

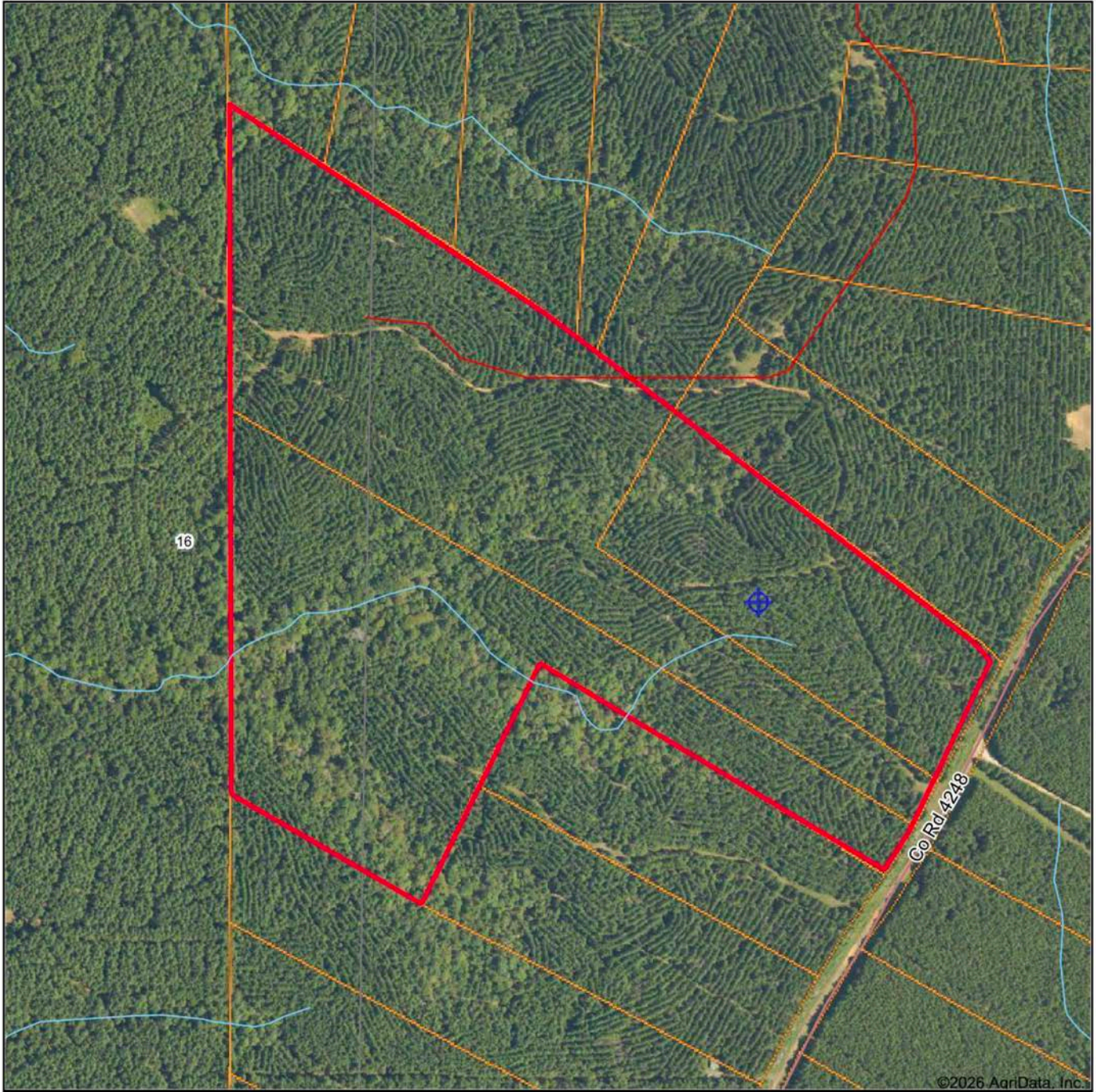


PRIME WHITETAIL AND HOG HUNTING

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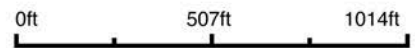


AERIAL MAP



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Boundary Center: 31° 26' 11.04, -94° 7' 7.42



Maps Provided By:



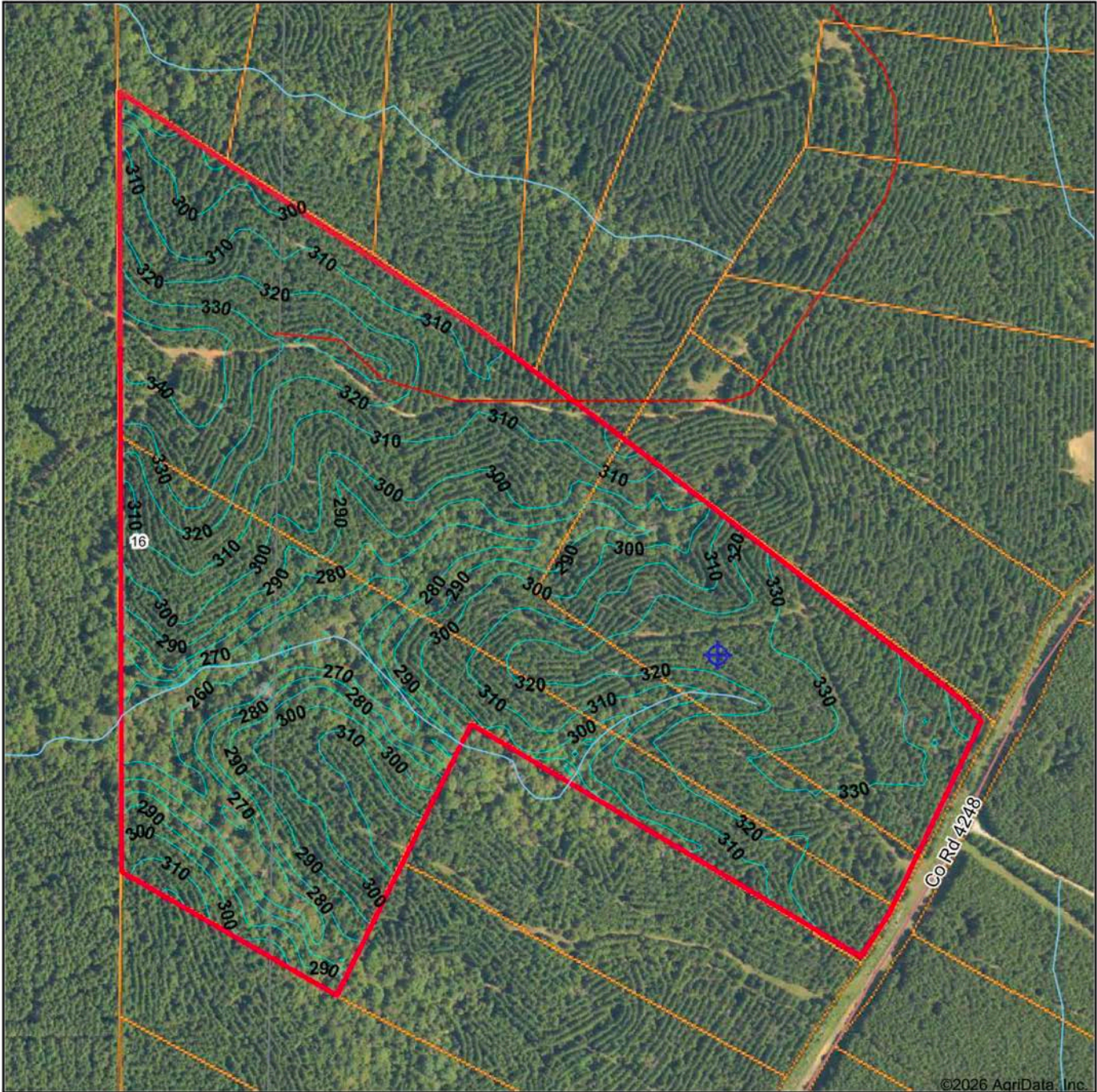
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San Augustine County
Texas



5/20/2026

TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 252.5

Max: 346.1

Range: 93.6

Average: 306.9

Standard Deviation: 20.67 ft

0ft 449ft 899ft

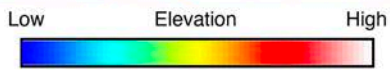
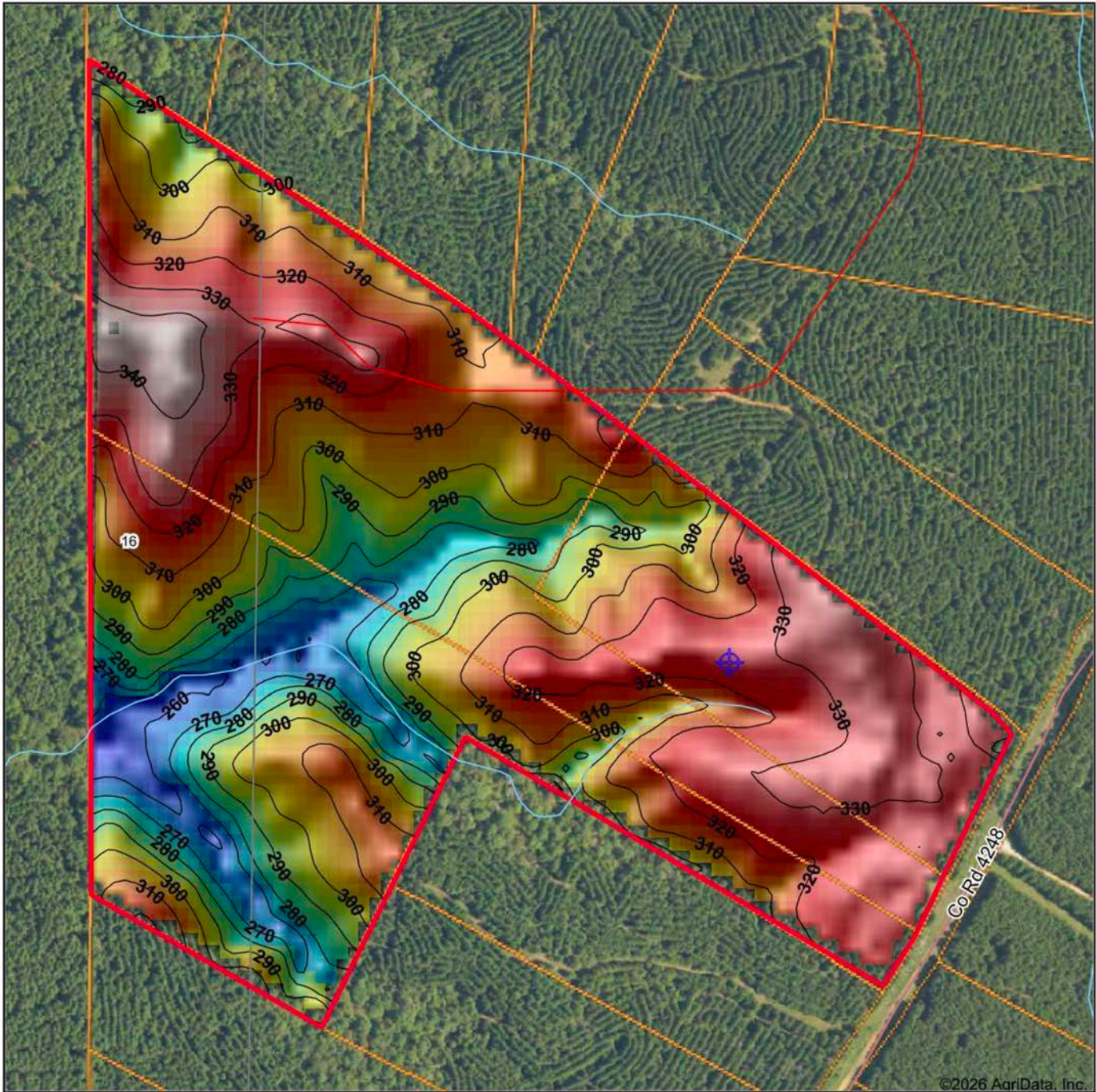


5/20/2026

San Augustine County
Texas

Boundary Center: 31° 26' 11.04, -94° 7' 7.42

HILLSHADE MAP

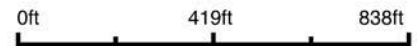


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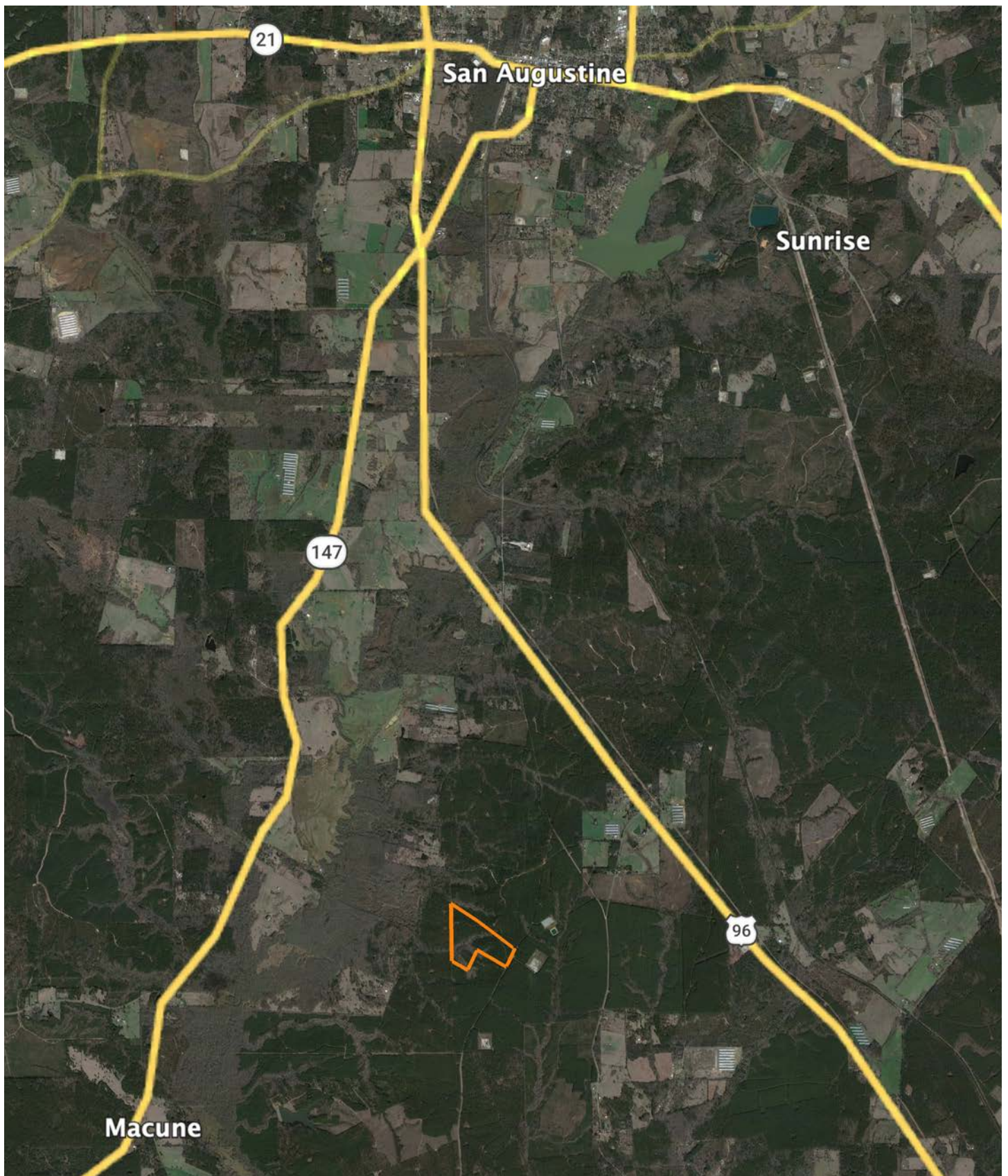


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San Augustine County
Texas

Boundary Center: 31° 26' 11.04, -94° 7' 7.42

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

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MidwestLandGroup.com

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