



AVAILABLE FOR SALE

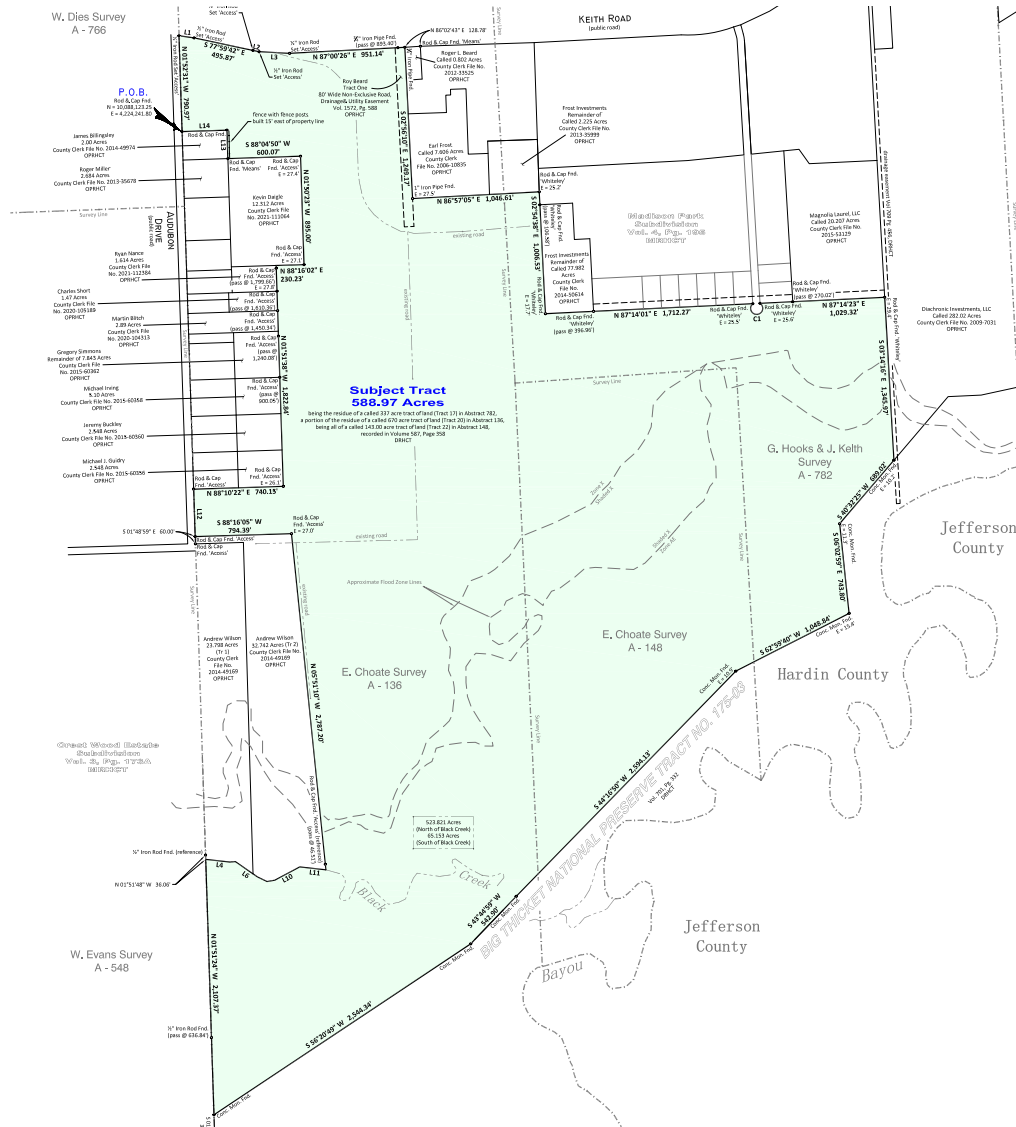
# WILD PINE RANCH

KEITH ROAD AT AUDOBAN DRIVE  
LUMBERTON, TX 77657

# WILD PINE RANCH



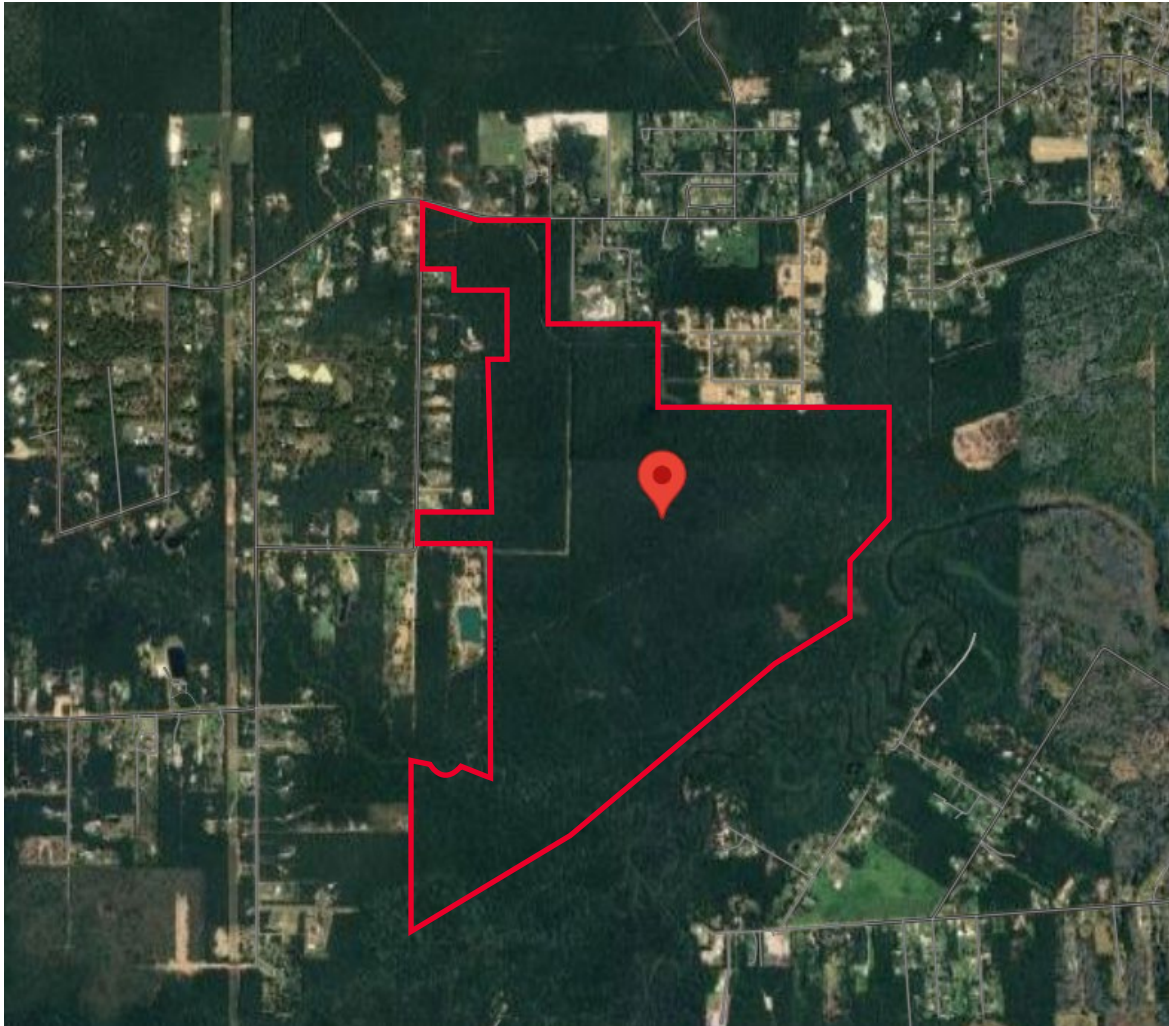
## SITE PLAN



# WILD PINE RANCH



## LOCATION



## PROPERTY FEATURES

<b>Size:</b>	588.97 gross acres, approximately 456.9 net acres net of floodway along southern boundary
<b>Price:</b>	\$11,000 per net acre or \$5,026,000.
<b>Utilities:</b>	Available through Lumberton M.U.D.
<b>School District:</b>	Lumberton ISD
<b>2023 Combined Tax Rate:</b>	\$1.801076/\$100
<b>Comments:</b>	Seller will consider seller financing

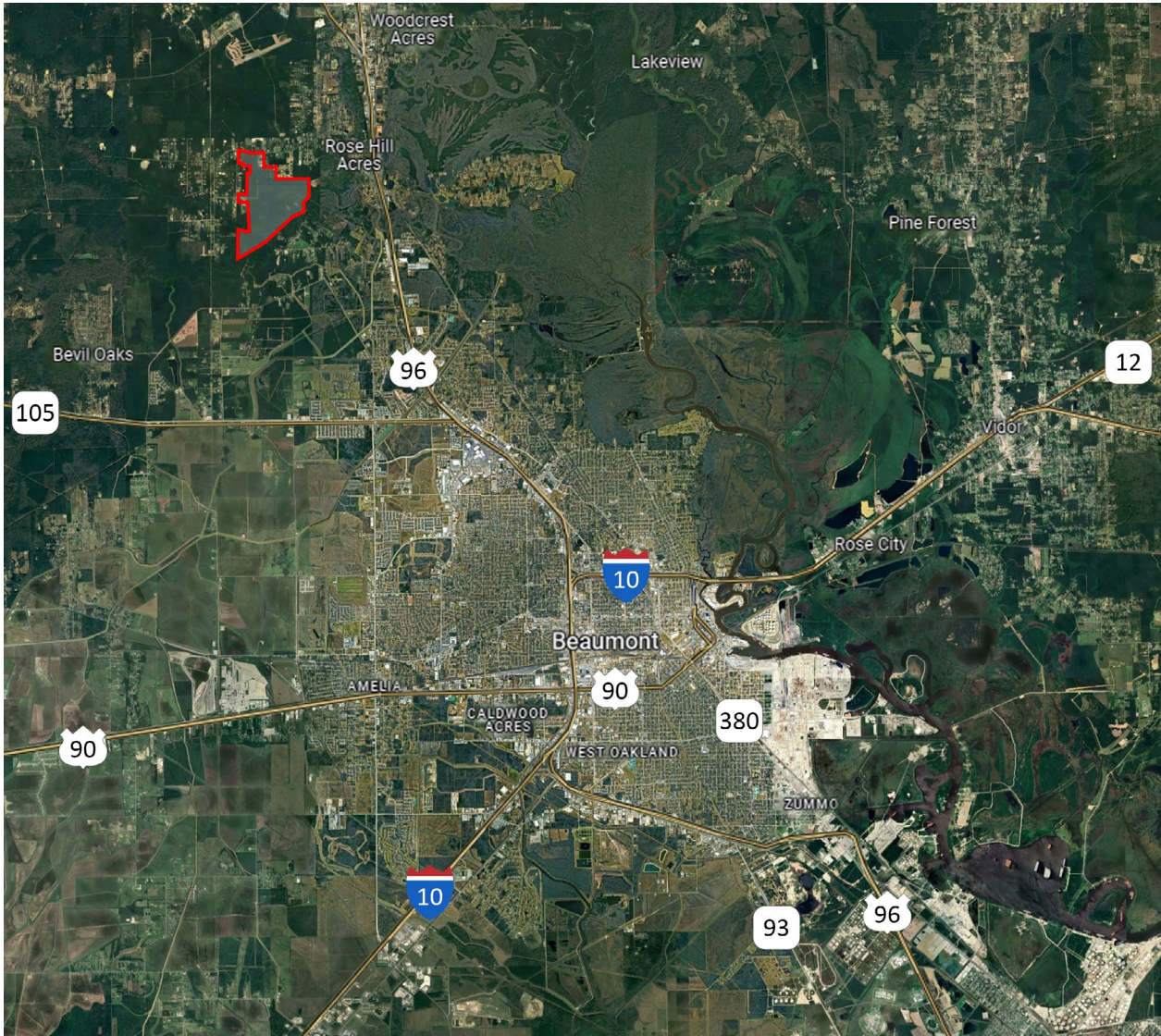
## LINKS

[Fema Flood Zone](#)




[PICA Layout](#)

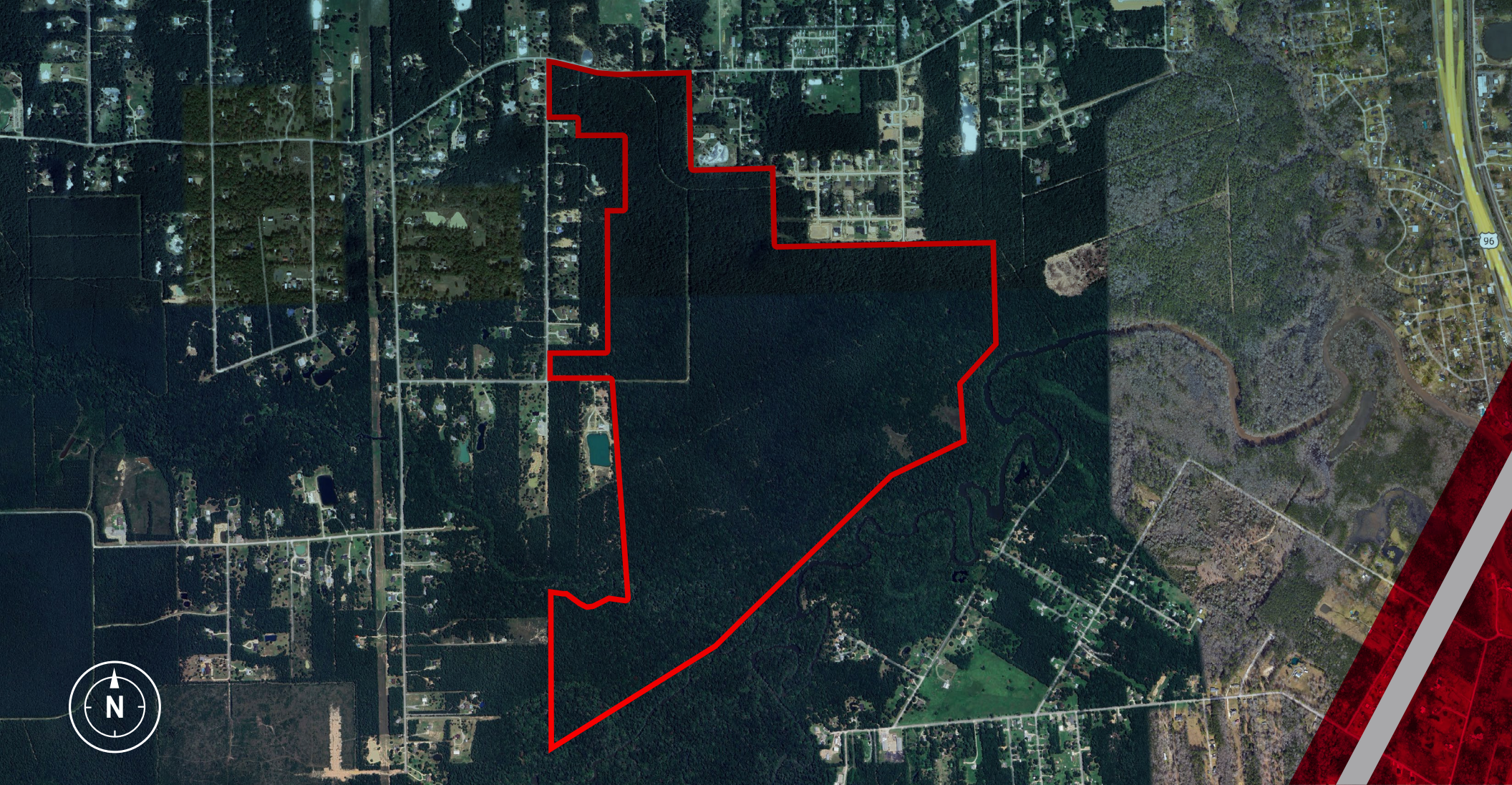
# WILD PINE RANCH

## AERIAL MAP



## DRIVING TIMES

-  **To Beaumont** 9.6 Miles  
11 mins
-  **To Grand Parkway at US 90** 55.7 Miles  
1 hour 10 mins
-  **To Houston Ship Channel** 74.9 Miles  
1 hour 9 mins



**For more information, please contact:**

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