



For Sale on Market

**\$445,000**

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## GENERAL DESCRIPTION

**Subdivision:** none

**Lotsize:** 3,151,130 / APPRAI

**MLS# / Area:** NTREIS-21111795

Situated in the heart of Wood County, this expansive 72-acre tract offers a blend of dense woodlands and open spaces, making it an ideal retreat for hunting enthusiasts and nature lovers alike. The western boundary is marked by the scenic Big Sandy Creek, providing potential fishing opportunities. Multiple ponds are scattered throughout the property. The property's diverse habitats support a variety of game, including white-tailed deer, squirrels, and various bird species. The land boasts a mix of soil types, predominantly sandy loams, which support a variety of native grasses and hardwoods. A detailed soil survey is available for interested parties. Fronting FM 2088, the property ensures easy access for residents and visitors. Well-maintained trails meander through the property. Beyond the ponds and creek frontage, the property benefits from natural springs. A variety of native trees, including oaks and pines offer potential timber value.



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/NTREIS-21111795> for more information