



## Sabine River Preserve - Hunting Tract W/ Revenue Potential - PRICE REDUCTION



### Property Details:

Price : \$6,850,000  
County : Upshur  
Acreage : 2,597.00  
Address : 3000 PR 3481  
MOPLS ID : 28805

### Location :



Naturally preserved hunting and recreational tract boasting 2,597 ac of hardwood bottoms, crystal clear creeks, numerous sloughs, large oxbow lake, and close to 8 miles of Sabine River frontage. Incomparable hunting for whitetail deer, hogs, and waterfowl exists in this strategically crafted and preserved habitat featuring the owners' longterm management of the wildlife and habitat being exhibited at every turn while winding through the woods. Numerous established food plots and feeding stations add to the health of the whitetail herd and draw them out of the surrounding shroud of massive hardwoods and palmetto thickets. Duck hunting on the many sloughs and large ox bow lake is world class every winter. Freshwater fishing for bass, crappie, and catfish are excellent in the Sabine River especially at convergance of the sparkling creeks into the river. Relax with family and friends in the lodge which features 3 bedrooms, loft, large living area, full kitchen and screened in porch. An additional hunting cabin sits overlooking the river making access to fishing and hunting easy without disturbing other guests. The crown jewel of Sabal Preserve is the long term revenue potential presented to the new owner by an 1,100 ac +/- established Mitigation Bank allowing for the sale of mitigation credits for years to come. Specifics of the structure and estimated mitigation credit inventory can be provided to prospective buyers upon execution of a non-disclosure agreement. Located near Big Sandy, TX in Upshur County and only 1.5 hrs from Dallas Opportunities to own a large recreational tract with non-intrusive income potential only come along sparingly...don't miss out! Notice to buyers representatives: When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTX, LLC.



Scan the code above with your mobile device or click it to go directly to the Mossy Oak Properties of Texas website for Sabine River Preserve - Hunting Tract W/ Revenue Potential - PRICE REDUCTION

2,597.00 Acres  
Upshur county  
GPS 32.5661 X -95.0786



Steve Baxter  
Office Phone: (972) 816-4738  
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