

Corporate Hunting Lodge

Retreat & Timber

Hwy 87, Jasper, Texas 75951

1,600 ±
Acres

Offered at \$6,000,000



**AltaTerra Realty
and Auction LLC**

"Real People | Real Deals | Real Difference"

Professional Land Brokers & Auctioneers
AUCTIONS | HOMES | COMMERCIAL | LAND
Texas ~ Oklahoma ~ Arkansas

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Scrappin' Valleys history has been rich in conservation management and corporate experiences. For conservation groups, recreation meets responsible forest management standards, where recreation and responsible forest management coexist. Scrappin' Valley has been a working forest providing fiber for wood and paper products, while also serving as a sanctuary for endangered species, and thriving habitat for native Texas wildlife.

Approximately, \$2.8 million worth of merchantable timber value is located on this property, allowing for both on-going operations and future investment. Outdoor activities abound at Scrappin' Valley, including trap and sporting clay ranges, as well as rifle and pistol ranges. Hunting and fishing enthusiasts will appreciate all that Scrappin' Valley has to offer. Home to one of the best managed whitetail deer herds in the state, the property has been upgraded with high-game fencing. Quail and wild turkey hunts are also popular in season, while feral hogs may be hunted year round. Quality fishing and rock-skipping can be taken advantage of stepping right outside the lodge to your fully-stocked, six-acre lake.

Whether for recreation or corporate use, take advantage of the abundance of amenities and first-class atmosphere of the premier lodge. Featuring a limestone fireplace, walls of loblolly pine, and floors of reclaimed sinker logs from the Sabine and Neches Rivers, guests can relax in the main lobby and enjoy the picturesque views overlooking the lake and forest, or retreat to one of the 19 double occupancy rooms, each featuring a private bath. The conference center is equipped with the latest audiovisual technology for your convenience. The facility offers flexible seating plans that can be customized to fit your needs. Options include theatre and conference style seating accommodating between 30-40 people. Multiple homes and staff quarters offer additional residential options in this already high-standard investment property.

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**Experience the serene, natural beauty of East Texas at the
Scrappin' Valley Wildlife Recreation Center.**

**Situated on 1,600+/- acres of woodland & timber, the Scrappin' Valley
preserves the rustic feeling that is true to the region, yet is refined with
many of today's modern amenities.**

**Today's sportsman can take full advantage of a hunting and recreational retreat
from an individual or corporate level.**



**Centrally located between Houston, Dallas, Austin & Shreveport
Jasper, Texas - Newton County**

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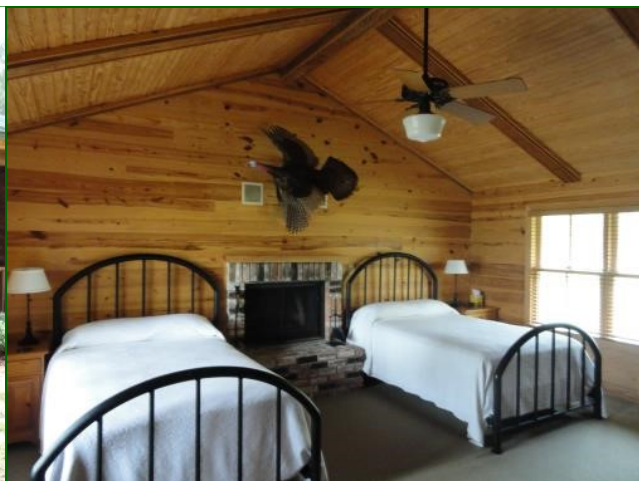
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Recreation & Activities

- Game room that includes shuffleboard, pool table and poker table
- Fire pit, horse shoe pit, washer pit
- Regulation tennis court
- Satellite television
- Fishing opportunities on Toledo Bend & Sam Rayburn lakes available
- Wildlife/nature tours
- Golfing at nearby resorts, including Rayburn County
- 1,600 acres with high-game fence
- Sleeps up to 38 guests
- 19 double-occupancy rooms with private baths



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Service & Amenities

- Private hunting opportunities include: white-tailed deer, hogs, wild & propagated quail, chukar, eastern turkey, wild small game and predators
- Rifle/pistol range
- 5-station trap range
- 7-station (50 shot) sporting clays
- Fully stocked, six-acre bass fishing lake
- Corporate Event Facilities & Meeting Space
- Conference Center with audio-visual capabilities
- Seating options can accommodate 40 people theatre style layout, or 30- 40 people in classroom-style layout



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