



## Secluded Wildlife & Hunting Property with Home and Cabin

5065 CR 3115 , Clarksville, Texas 75426

Wildlife and Hunting Property with a Home and Cabin on the property for sale in Red River County, Northeast Texas. Property features many different types of game, a cabin, and a home, and a large pond.

This secluded property is a wildlife enthusiast dream home as the woods surround the property, supporting many deer, raccoon, opossums, and squirrels.

Birds are plentiful with turkey, quail and doves. Hogs, coyotes, bears, and bobcats have been known to visit the property as well. The large pond is home to catfish, bass, red eared sunfish, and perch. Waterfowl include duck, geese, and herons.

Many varieties of trees abound including black walnut, ancient mulberry, huge sassafras, pecan, hickory, oak, cedar, and 2 pine groves. A 20KW generator, extensive security system, and a 6 person shelter are in the garage for your peace of mind.

The home is very open with plenty of light and a beautiful sunroom. All bedrooms have a walk-in closet. The master bedroom features a small office area. The master bedroom features a large marble walled shower and a jetted tub. The entire home has ceramic tile floors for easy cleanup.

Additional to the property is a quaint and rustic cabin with its own electric meter and septic system. It contains 2 small bedrooms, a kitchen, and a 3/4 bathroom.

The shop is 18' x 70' with one overhead door, one walk through door, and a 4' gated door on the side.

This property could easily be converted to be off the grid and self-sustaining. All this and more off a dead end, white gravel road for privacy.

### \$269,900

Description ..... 3 Bed / 2 Bath  
Land..... 48.7 ± Acres  
Kitchen ..... 11' x 11'  
Dining Room ..... 12' x 11'  
Living Room ..... 16' x 19'  
Master Bedroom ..... 15' x 13'  
Bedroom 2 ..... 14' x 10'  
Bedroom 3..... 14' x 10'  
Sunroom ..... 9' x 11'  
Utility ..... 11' x 6'  
Shop ..... 18' x 70'  
Cabin ..... 16' x 36'  
Outside Features ..... Fruit Trees  
Outside Features..... Deer Stand  
Outside Features ..... Large Pond

### #42233-12557



**Tammy Woods**  
**Realtor®**

Office | 903.438.2585

Mobile | 903.900.9596

[tammy.woods@altaterrarealty.com](mailto:tammy.woods@altaterrarealty.com)

[altaterra@altaterrarealty.com](mailto:altaterra@altaterrarealty.com)

[www.altaterrarealty.com](http://www.altaterrarealty.com)



**AltaTerra Realty**  
**and Auction LLC**

*"Real People | Real Deals | Real Difference"*

AUCTIONS | HOMES | COMMERCIAL | LAND  
Texas ~ Oklahoma ~ Arkansas

Follow Us On:

