

**Owner
Financing
Available**



**AltaTerra Realty
and Auction LLC**

1875 NE 17th St, Paris, TX 75460

**1,600±
Acres**

Corporate Hunting Lodge

Retreat & Timber

Offered at \$6,000,000



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Retreat & Timber

Offered at \$6,000,000



**1,600 ±
Acres**

Hwy 87, Jasper, Texas 75951

Experience the serene, natural beauty of East Texas at the Scroppin' Valley Wildlife Recreation Center. Situated on 1,600+/- acres of woodland & timber, the Scroppin' 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.



Professional Land Brokers & Auctioneers

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



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"Real People | Real Deals | Real Difference"



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Broker**

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AltaTerraRealty.com

Corporate Hunting Lodge

Retreat & Timber

1,600± Acres in Jasper, Texas



Scrappin' Valley's 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 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-skiing can be taken advantage of stepping right outside the lodge to your fully-stocked, six-acre lake.



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



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

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

Dining & Lounges

- Dining available for up to 48 guests
- Full bar