



CADDO LAKE HUNTING RANCH

RECENT \$100,000 PRICE DROP!

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**AltaTerra Realty
and Auction LLC**



Ranch Description

Northeast Texas hunting ranch for sale bordering the Louisiana state line for sale. Located near Caddo Lake, this recreational ranch for sale offers a hunter's paradise of opportunities. The hunting land for sale offers white tail deer that have record scoring for the state of Texas.



This ranch is located near Jefferson Texas and borders the state of Louisiana. There are over 670 acres of recreational land with miles of trails stretching through the property allowing for multiple lane shooting and access to the entire ranch. Several food plots are already in place and there are multiple locations for additional food plots to be put in place. The ranch is made up of various hardwoods and plantation pine of different ages. Clearcutting has taken place with some replanting being completed.



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Ranch Improvements

The ranch borders the historical Caddo Lake State Park. Scientists believe Caddo Lake formed when floodwater, blocked by massive log jams on the Red River, backed up into the Cypress Bayou watershed. Caddo Lake was artificially dammed in the early 1900s, when oil was found, and for flood control in 1914. A new dam replaced the old one in 1971. People have lived in this area for at least 12,000 years. For centuries, they hunted and gathered among the wetlands, forests and broad floodplains. Then they began to settle in permanent villages. Sometime in the late 18th or early 19th century, Caddo Indians settled on this rich land. According to tribal legend, "water thrown up into the drift along the shore by a wind" formed Tso'to (Sodo) Lake. Legends tell of the formation of the lake and Sha'childi'ni (Timber Hill), the first and last known Caddo village in this area. The Caddo built ceremonial centers and maintained far-reaching trade routes. To sustain themselves, they hunted wild game with bows and arrows, fished, and farmed corn, beans and squash.



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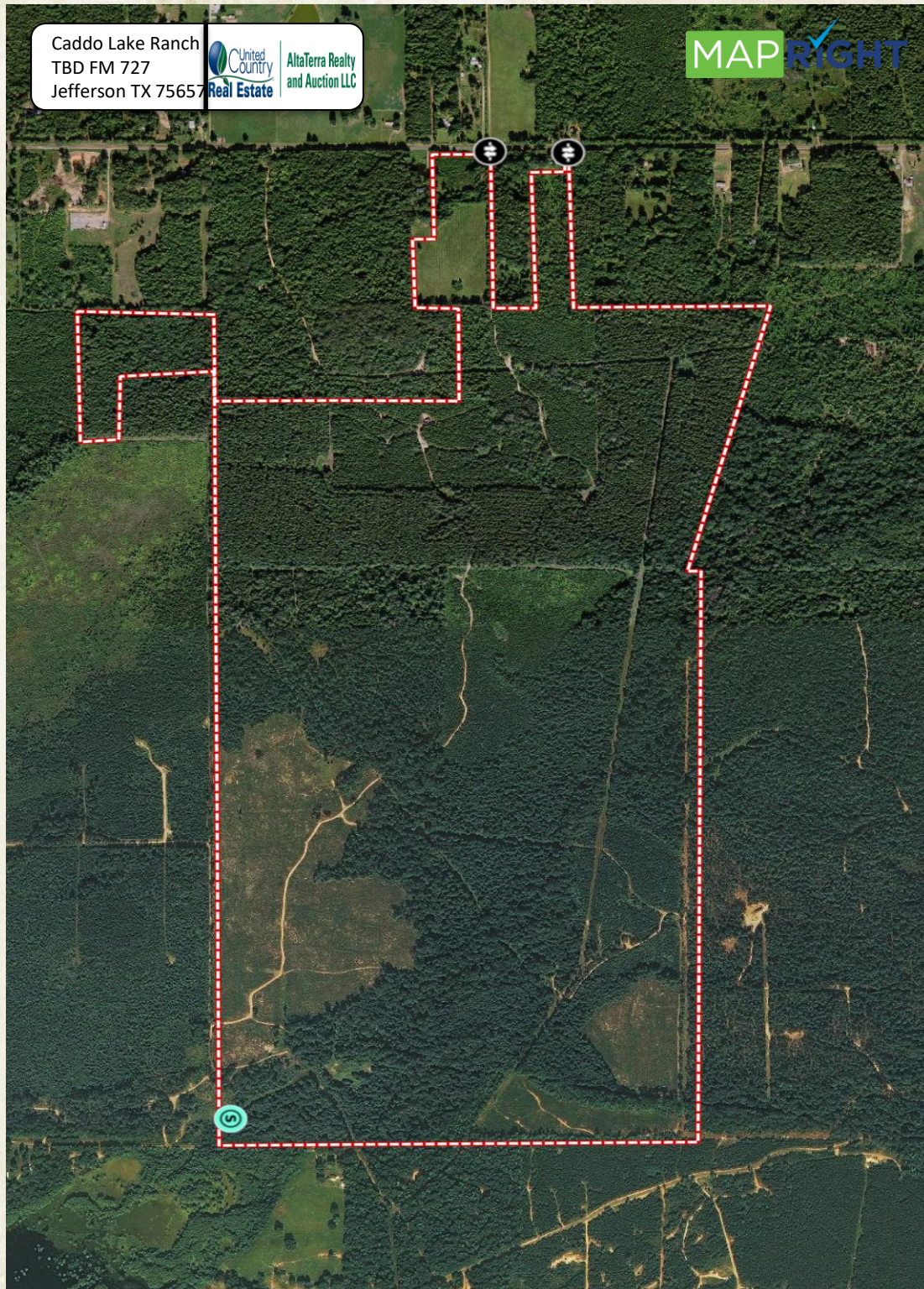
Ranch Improvements

Hunting is plentiful with the various game available. White tail deer hunting located in the heart of east Texas is plentiful with the second highest scoring buck shot in 2018 on this property. Turkey, wild hog and bobcat are also prevalent. Located next to Caddo Lake and being in Mississippi flyway, the property lends itself to perfect duck hunting. With access to a naturally grown duck slough, containing naturally growing smartweed, the property is set for duck hunting at it's finest.



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Appendix

Contact Information

AltaTerra Realty & Auction | On-site

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Caddo Lake Hunting Ranch

670 Acres

OFFERED AT:
\$1,650,000

Location:
TBD FM 727
Jefferson, TX 75657

Land Pro | Michael Strunc
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903-341-0208 | AltaTerraRealty.Com

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