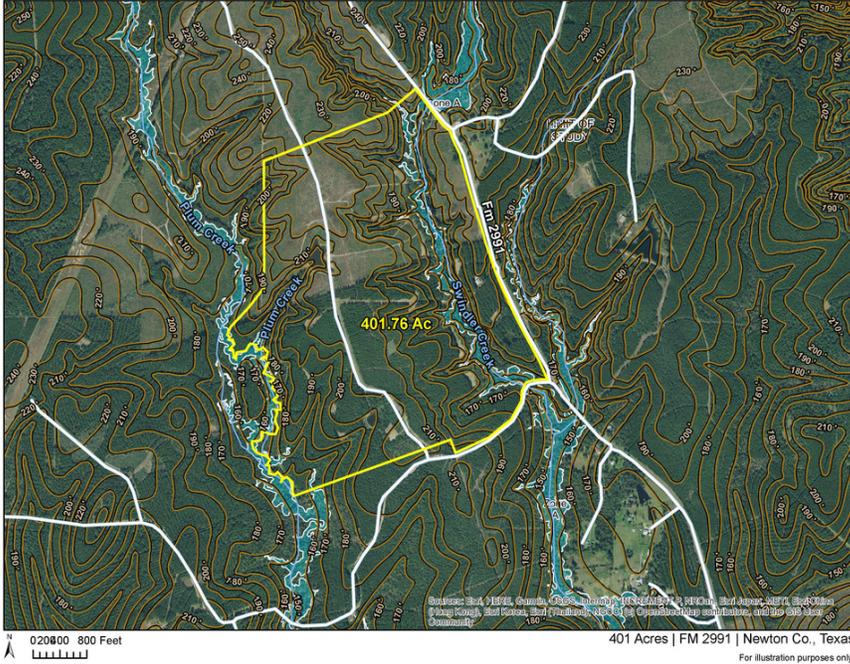


400 Acres | Newton County, TX

C4 HIGH FENCE RANCH

\$3,500/Acre



This 400± Acre property is easily accessed off a low traffic, quiet FM 2991. Just outside of Burkeville, TX and in close proximity to Toledo Bend and the Sabine River. Fully high fenced with impressive wildlife genetics and a great internal road system to access the entire tract.



Includes merchantable timber ready for a 1st and 2nd thinning as well as 160 acres of 2017 plantation.



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In addition to the land, this ranch offers a 30x60 fully engineered metal building with a deer cleaning station, 6x8 game cooler, and an air conditioned kitchen, living area, and full bathroom. You will also find several feeders, 4 tank blinds, and 2 ponds. The larger pond is stocked with Florida Strain & Hybrid Bass and a solar powered Pond King Pontoon Boat equipped with a depth finder, trolling motor, and electric anchor.



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