



PINE TREE RANCH

RED RIVER COUNTY
AVERY, TEXAS



VINTAGE
LAND GROUP

POWERED BY VINTAGE REALTY COMPANY, LLC

Exclusively Listed By: Chris Susilovich

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148± ACRE PINE TREE RANCH

Red River County in Avery, Texas

\$875,000

LOCATION:

Pine Tree Ranch is ideally located in Avery, Texas. It is only 2 hours (160 miles) from Dallas, 45 minutes to Texarkana and just 1 hour 45 minutes (118 miles) to Shreveport, LA.

PROPERTY OVERVIEW:

Pine Tree Ranch is a gorgeous 148+/- acre high-quality recreational property located in Red River County, Texas. This recreational getaway is an open canvas. Every acre of this property has been thoughtfully curated by the previous landowners for optimal recreational enjoyment and beauty. The property is quite diverse, with rolling topography, mature hardwoods, open clearings ready to be planted, multiple creeks and 6-acre spring fed pond with a perfect homesite overlooking. This property is ready for the final touches to create your perfect getaway.

From the entry, the property features a well-planned road system with all the borders fenced and clear of shrubbery. A recent pine clearing leaves multiple fields ready to be reforested or planted to support wildlife. Fish and wildlife are abundant, with year around pictures of trophy deer, turkeys and plenty of other game. The wildlife here is everything one would expect from a 1st class high-quality recreational property. With a little personal touch this could be the perfect retreat.

PINE TREE RANCH 148± Acres | Red River County in Avery, Texas





PINE TREE RANCH

Property Features:

- Equipment Shed
- Present Use for Hunting/Fishing/Timber
- Gated Entrance
- Power to Homesite
- Hay Barn
- Perimeter Fencing
- Private Lake/Pond
- Fenced for Cattle
- End of the road privacy and security; good road system throughout

Lot Description:

- Diverse habitat, timber, hardwoods, creek bottom and more
- County Road Frontage
- Pasture
- Hilly Topography
- Planted Forest
- Tank/Pond

Water Features:

- 1 Lake (water over 5 acres)
- 2-5 Stock Tanks (water under 1 acre)

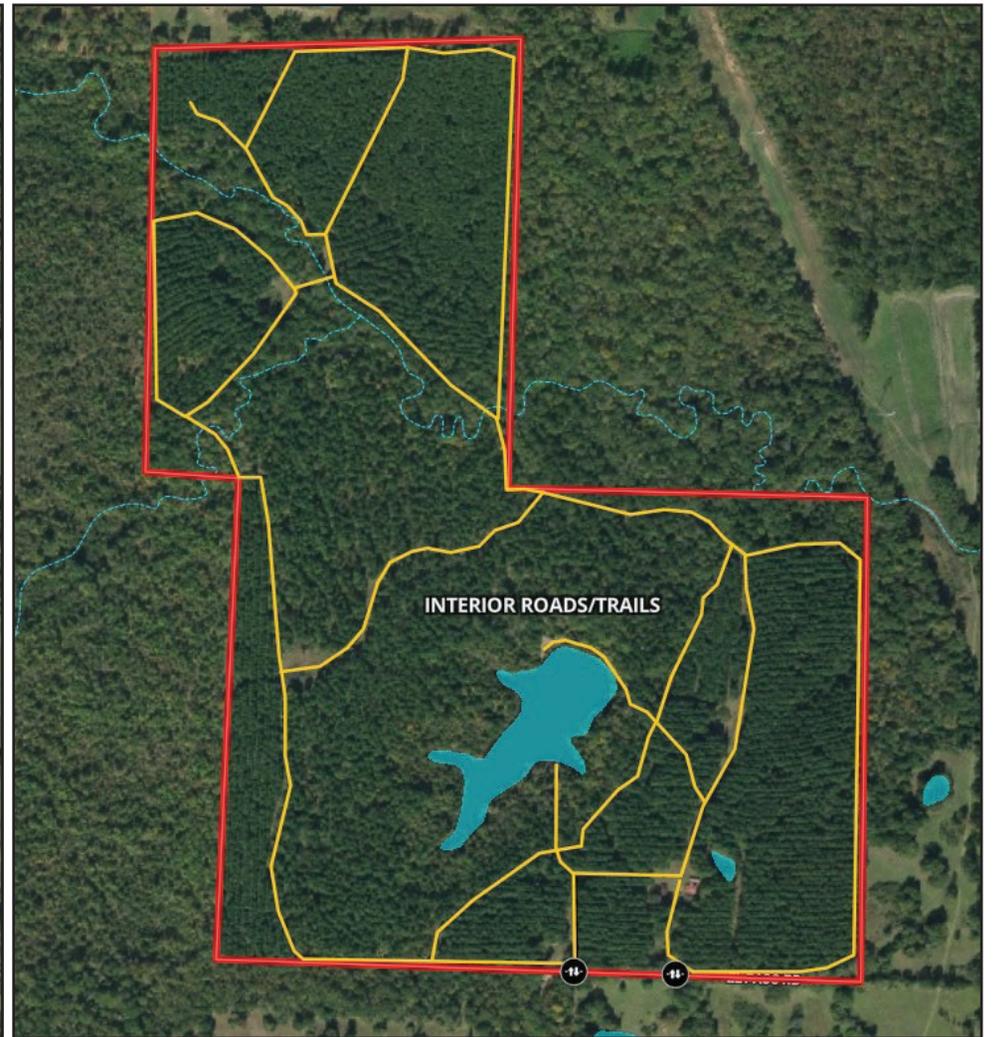
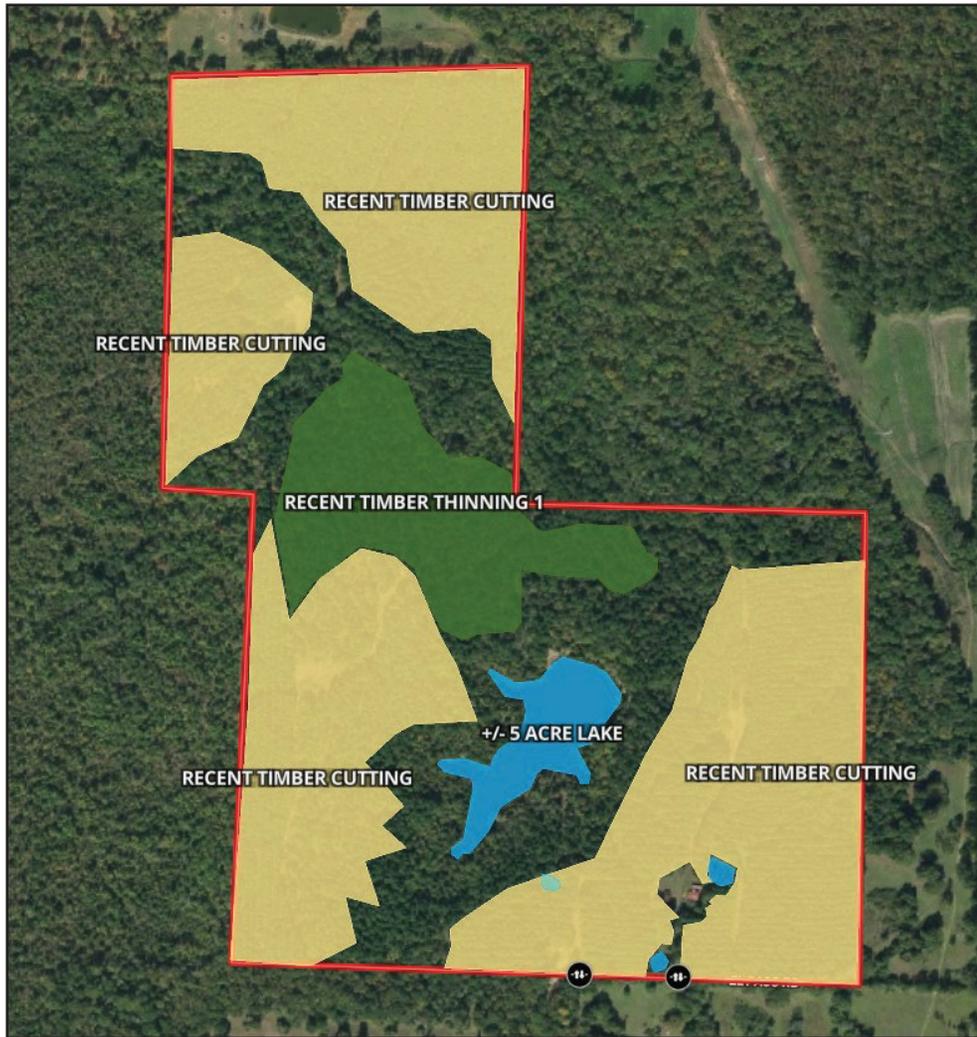
Abundant Wildlife:

FISH: Bass, Catfish, Bream

GAME: Hog, Turkey, Whitetail Deer, Ducks

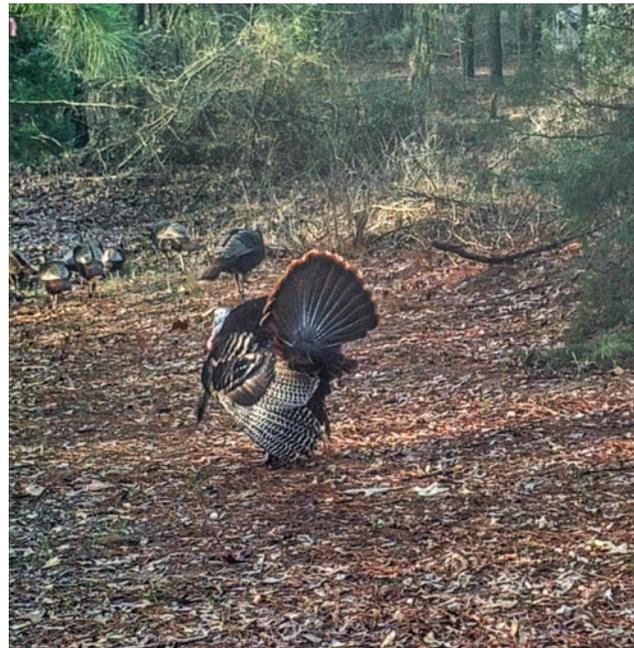


Pine Tree Ranch Aerial Map





PINE TREE RANCH
WILDLIFE





Recreation

Pine Tree Ranch is a year around retreat offering space for all kinds of activities including, hiking, fishing, horseback riding, and ATVing. The property is set up perfectly for family gatherings, social functions and Holiday weekends. Offers endless possibilities for year around opportunities to get outside and make memories.

“The best investment on Earth is earth.” Louis Glickman





AGENT INFORMATION



CHRIS SUSILOVICH

Chris Susilovich joined Vintage Realty Company in 2017 in their Commercial Brokerage and Leasing Division and is licensed by both the Louisiana Real Estate Commission and the Texas Real Estate Commission.

Chris spent 11 years in Houston, TX as a business development executive, fundraiser and consultant prior to returning home to Shreveport with his family. While in Houston, he served as the Executive Director for Houston Safari Club and consulted for several organizations to help improve process efficiencies, develop strategic plans and enhance development practices. Chris' vast experience with a broad range of organizations and businesses has greatly strengthened his sphere of influence throughout Texas and Louisiana.

Chris is a graduate of Centenary College of Louisiana with a degree in Environmental Science and holds a Master's of Science from Stephen F. Austin State University. Chris is currently pursuing CCIM designation as a Commercial Investment Real Estate Institute Candidate member.

Chris is a driven and passionate individual when it comes to philanthropy and community service. He has been actively involved with such organizations as Noel United Methodist Church, CADA of Northwest Louisiana, Dream Hunt Foundation, First Tee of Northwest Louisiana and the Norwela Council of Boy Scouts of America. Chris is married to Sarah Susilovich and they have two children, son Charlie and daughter Kathryn.

To contact Chris, call 318-222-2244 or e-mail him at csusilovich@vintagerealty.com.



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