

For Sale on Market

\$730,000

Call (903) 681-0713 Today!

GENERAL DESCRIPTION

Subdivision: na

Year Built: 1980

Lotsize: 4,356,000

MLS# / Area: NTREIS-21087604

This 100± acre mixed-use property in southern Shelby County, Texas, offers a blend of improved pasture, mature timber, and exceptional recreational appeal. Featuring gently rolling topography, multiple natural springs, and a scenic four-acre pond, the land is well-suited for cattle production, hunting, and outdoor enjoyment. With a well-kept residence, good access, and direct proximity to the Sabine National Forest, this property provides the perfect combination of rural privacy and outdoor opportunity. The property features gently rolling terrain with elevations ranging from about 320 feet to 370 feet above sea level. Roughly 65 acres of improved pasture provide open grazing space, accented by scattered hardwoods and wooded drainages that create visual diversity and shade. The balance of the tract is composed of mature, mixed native timber, including large oaks, white oaks, and bull pines. These wooded areas contribute to the property's beauty while offering excellent habitat for wildlife and protection from prevailing winds. The property's most prominent water feature is a scenic, tree-lined pond located in the northern portion of the tract, estimated at just over four acres when full. The pond is sustained in part by several natural springs that flow year-round, helping to maintain consistent water levels while providing reliable sources for livestock and wildlife. Additional springs are scattered across the property in locations that could support the construction of future ponds or small water



Get in touch
Cody Robertson

(903) 681-0713

973 County Road 2572, Center, TX 75935

Visit <https://www.har.com/NTREIS-21087604> for more information

Whitetail Properties Real Estate

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