

# For Sale

295± ACRE CATFISH RESERVE  
HUNTING & WATERFOWL OPPORTUNITIES

CLARKSVILLE, TEXAS



AltaTerra Realty  
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SCAN FOR MAP,  
VIDEO, & PHOTOS

**Property Location:** 9822 State Highway 37 N, Clarksville, TX 75426  
**Contact For Pricing**

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This stunning 295± acre property in Red River County, Texas, offers an unparalleled combination of aquaculture potential, recreational hunting, and timber management, making it an ideal investment for those looking to enjoy northeast Texas's natural beauty while generating income.



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# 295<sup>±</sup> ACRES



## Aquaculture Potential:

- Existing ponds are well-suited for continuing catfish farming.
- The nearly 80 acres of impounded water provide an ideal environment for growing and harvesting catfish, with water sources that can be restored or expanded for production.
- Established local catfish markets exist in Texarkana, Oklahoma, and northeast Texas.
- Nearby fish hatcheries provide access to juvenile fish to replenish your stock while the land's water infrastructure is ready for immediate operation.
- On-site management services are available, ensuring a seamless experience for potential buyers looking for both operational support and recreational enjoyment.



## Recreational Hunting and Wildlife:

- The land features are ideally positioned to be home to a diverse array of wildlife as well as to provide cover for hunters, making it an exceptional place for year-round outdoor activities:
- Whitetail Deer: Known for their healthy populations, they provide excellent hunting opportunities.
- Wild Hogs: A year-round nuisance, wild hogs offer exciting hunting experiences.
- Turkey and Small Game: Northeast Texas is also home to plenty of small game and wild turkeys, adding variety to your hunting pursuits.
- Waterfowl: With 80<sup>±</sup> acres of impounded water, this property is strategically located along important waterfowl flyways, making it an exceptional location for duck and goose hunting. Migrating ducks, geese, and other waterfowl utilize the water on-site. The proximity to the Red River also ensures a steady flow of migratory birds.



## Timber and Forestry:

- The property's mix of hardwood and softwood trees provides a rich variety of timber, including:
- Pine Trees: Commonly found throughout the area, offering future timber production opportunities.
- Hardwoods: Including oaks, providing both timber and wildlife habitat.

## Strategic Location:

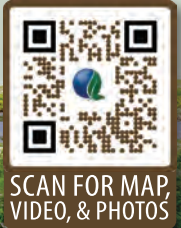
- The property's proximity to key transportation routes offers easy access to major regional markets, making it ideal for aquaculture and timber production.
- Dallas-Fort Worth (DFW): 2.5<sup>±</sup> hours away
- Texarkana: 1<sup>±</sup> hour away
- Oklahoma & Arkansas: Convenient access to these neighboring states.
- Tyler & Longview: A short drive to these East Texas cities with growing economies.

## Texas A&M Forestry Replanting Program:

This property is eligible for the program, which offers expert guidance and financial incentives for landowners looking to restore and improve their timber stands. This can contribute to sustainable land management practices while adding a future income stream from timber harvesting. It also offers access to best management practices for improving wildlife habitat and increasing property value.



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