

AltaTerra Premier Properties

PRICE IMPROVEMENT

— **NEW OPPORTUNITY** —

G4 RANCH - 235± ACRES

PREMIER HUNTING & RECREATIONAL PARADISE



SCAN FOR MAP,
VIDEO, & PHOTOS

Own the Land. *Live the Lifestyle.*

AltaTerraPremier.com • 903-401-8184 • Premier@AltaTerraPremier.com

Property Location: 17631 Farm Road 1159, Clarksville, Texas 75426



AltaTerra
REALTY AND AUCTION LLC



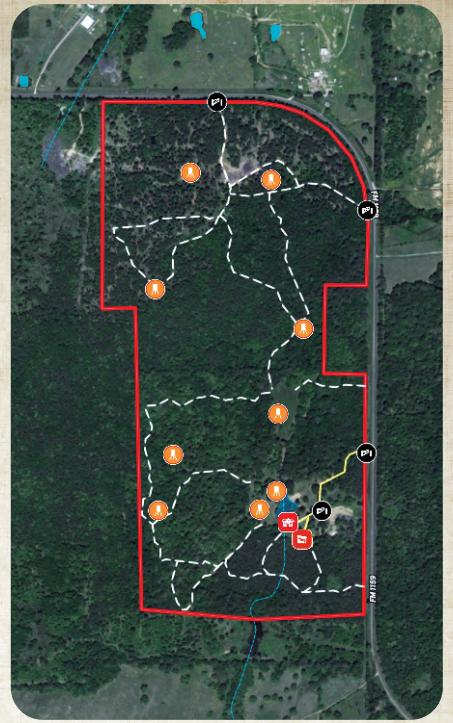
Premier Properties Team

Kim Ross, REALTOR®/Auctioneer • 903-491-6797 • TX Lic TX Lic #668511

Kristen Ross, REALTOR®/Marketing Expert • 903-491-6809 • TX Lic #668359

Serving Texas, Oklahoma, and Arkansas





Discover the wild beauty of the G4 Ranch, a remarkable 235±-acre hunting and recreational property for sale near Clarksville, Texas. This turnkey ranch is the perfect retreat for sportsmen, outdoor families, or investors looking for a legacy landholding. It combines world-class hunting, modern amenities, and excellent investment potential through timber harvesting, recreational lease income, and long-term land appreciation.



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235[±] ACRES



Hunting & Wildlife:

- A well-established and meticulously managed hunting tract with multiple food plots, feeders, and strategically placed blinds—each named and mapped, including popular stands like “Big Buck,” “Bilbo’s Stand,” and “Cade’s Rifle.”
- This property offers world-class whitetail deer hunting, consistent trail camera activity, and genetics supported by neighboring managed tracts.
- Additional game includes:
 - Eastern wild turkey known to roost in the hardwood bottoms.
 - Feral hogs year-round.
 - Waterfowl, including mallards and wood ducks, are in shallow ponds, and seasonal sloughs and impoundments are positioned along natural flyways.
 - Predators and small game, making this a year-round sportsman’s getaway.
- The diverse forest canopy provides ideal bedding, browse, and acorn production critical to sustaining healthy wildlife populations.

Timber

- The land features a well-balanced mix of native hardwoods and managed pine stands.
- The northern and southeastern sections include harvestable loblolly pine stands about 10 years old.
- Most of the ranch showcases mature red oak, post oak, pin oak, hickory, sweet gum, and native pecan.

Trail System & Water Resources

- Over two miles of established trails and hunting lanes (Main Loop Trail and more) create easy access to all corners of the ranch.
- Multiple stock ponds and shallow water areas enhance wildlife habitat and offer potential for duck hunting, livestock watering, or wetland development.
- The land’s level topography and Wrightsville-Raino Complex soils (88% coverage) support strong timber growth and recreational use, as well as excellent drainage.



Outbuildings

- Fully remodeled 4-bedroom cabin-style home with modern comforts, including:
 - Vaulted ceiling living room with wood-burning fireplace.
 - Three-bedroom, Two-bathroom, full kitchen.
 - Covered porch overlooking the landscape.
- Nearby is a steel-framed barn with 4 horse stalls, 400± sq ft of guest quarters, power and water, and an adjacent cantina bar and outdoor lounge area—perfect for relaxing after a day afield.
- The additional metal sea container provides secure ATVs, tools, and feed storage.

Turnkey & Income Potential

- G4 Ranch is being sold turnkey with options for existing blinds, feeders, equipment, and furnishings.
- Recreational lease income has been previously supported and could easily be re-established.

Location

- Located in one of the most sought-after recreational markets in Texas - Red River County
- It is a short drive to the DFW metroplex, Texarkana, Mount Pleasant, and Southeast Oklahoma.



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Franchise office is independently owned and operated. 