

AltaTerra Premier Properties

# For Sale

**RECREATIONAL & HUNTING LAND WITH LAKE**

*A LIFESTYLE AND LEGACY OPPORTUNITY*



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RANCH  
PROPERTIES  
A DIVISION OF UNITED COUNTRY REAL ESTATE  
AltaTerra  
REALTY AND AUCTION LLC

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HUNTING  
PROPERTIES  
powered by REALTREE

**Property Location: TBD HWY 49, Jefferson, TX 75657 | Contact For Pricing**

**AltaTerraPremier.com • 903-401-8184**



Serving Texas, Oklahoma, and Arkansas  
Kim Ross, REALTOR®/Auctioneer  
903-491-6797 • TX Lic #668511

Premier@AltaTerraRealty.com



SCAN FOR MAP,  
VIDEO, & PHOTOS



JEFFERSON, TX

This 160± acre East Texas property outside Jefferson offers the kind of setting buyers search for years: privacy, a scenic private lake, wildlife, and easy access. Ideal for recreation, hunting, and overall year-round family retreat, this is the place to invest in for generations.



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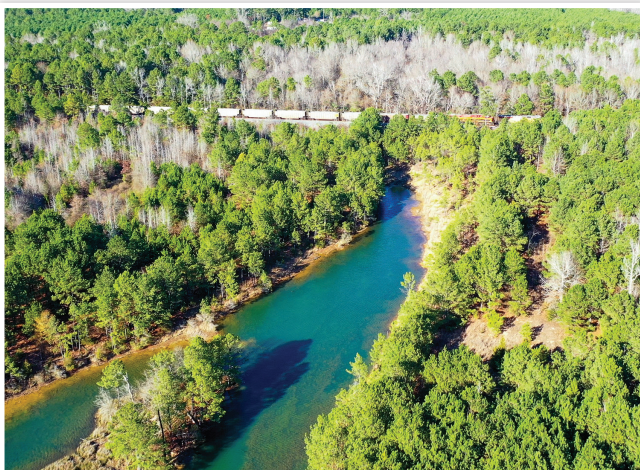


# 160± ACRES



## Lake & Natural Setting

The lake serves as the heart of the property, offering a peaceful backdrop for fishing, wildlife viewing, or quiet evenings by the water. Surrounded by timber and native grasses, the lake supports waterfowl and provides a year-round dependable water source for wildlife.



## Hunting & Recreation

This property offers strong recreational and hunting appeal. The combination of timber cover, water, and natural travel corridors creates an excellent environment for whitetail deer, hogs, and small game. The terrain and vegetation provide natural stand locations, while open areas allow for food plots or improved access if desired. The land offers room to explore without feeling overdeveloped.



## Property Use & Opportunity

- Hunting and recreational use
- Private family retreat
- Weekend getaway
- Future homesite or cabin
- Long-term land investment



## Access & Location

The location offers quick access while maintaining the sense of seclusion recreational buyers' value.

- Direct access from State Highway 49
- Minutes from historic Jefferson, TX
- Easy drive from Marshall and Longview
- Near Caddo Lake and other East Texas recreational destinations



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Franchise office is independently owned and operated.