

# For Sale

## 228± ACRE RECREATIONAL & HUNTING PROPERTY

DETROIT, TX



**AltaTerra**  
REALTY AND AUCTION LLC



**Property Location:** 1200 County Road 1255, Detroit, TX 75436 | **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 & PHOTOS



This recreational property offers excellent accessibility, wildlife activity, and usable land, making it a strong option for hunting buyers seeking rural acreage in Lamar and Red River Counties in Northeast Texas.



DETROIT, TX

[AltaTerraPremier.com](http://AltaTerraPremier.com) | 903-401-8184



Kim Ross, REALTOR®/Auctioneer  
903-491-6797 • TX Lic #668511  
[Premier@AltaTerraRealty.com](mailto:Premier@AltaTerraRealty.com)



**AltaTerra**  
REALTY AND AUCTION LLC



# 228± ACRES



## LAND - 228± ACRES

The land is predominantly flat and easy to navigate, making it well-suited for hunting, ATV riding, and land management. The soil makeup supports native grasses and seasonal vegetation. These conditions are favorable for establishing food plots, maintaining shooting lanes, and creating an effective trail system throughout the property.

## Wildlife

The combination of vegetation and seasonal moisture makes the land attractive for whitetail deer, feral hogs, small game, and various bird species, offering consistent hunting and recreational opportunities.

## Potential Uses

With minimal slope, the property is easy to maintain and allows flexibility for a variety of uses, including a hunting basecamp, weekend retreat, or future cabin or homesite.

## Accessibility

County road frontage provides dependable access, while the rural setting delivers privacy and a true country atmosphere.

---

## WHY THIS PROPERTY STANDS OUT

Turn-key hunting tracts with existing infrastructure are increasingly hard to find in the area. Many properties require years of development before reaching this level of readiness.

- ✓ Established Stand Areas
- ✓ Maintained Trails
- ✓ Feeder Ready Areas
- ✓ Strong Hardwood Habitat
- ✓ Day-one Hunting Capability



DETROIT, TX



AltaTerra  
REALTY AND AUCTION LLC



AltaTerraPremier.com

Premier@AltaTerraRealty.com | 903-401-8184

# For Sale

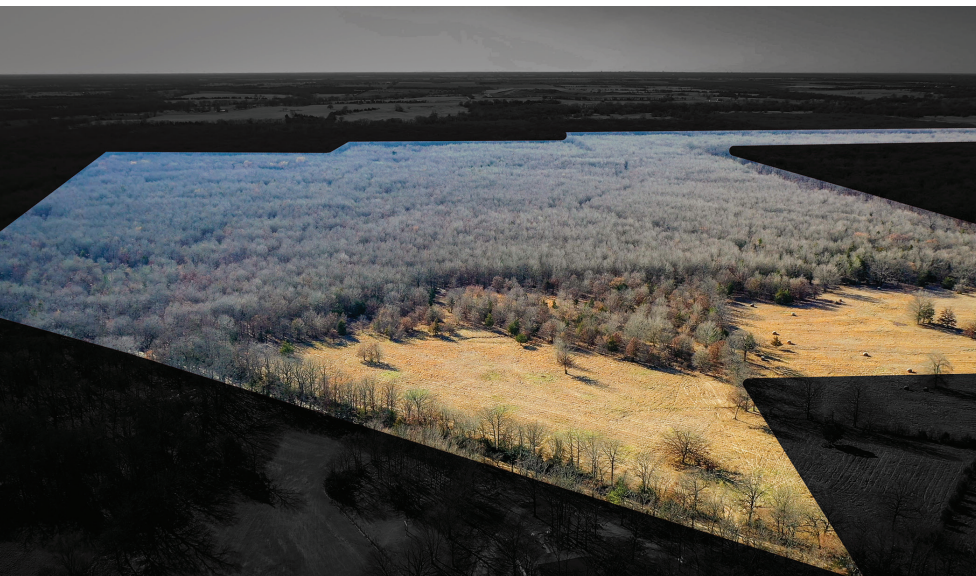
228± ACRE RECREATIONAL  
& HUNTING PROPERTY



**Property Location:**

1200 County Road 1255, Detroit, TX 75436

**Contact For Pricing**



Franchise office is independently owned and operated. 