

800 Acres | Sandy Creek Ranch | Highway 7  
Highway 7  
Martinsville, TX 75935

**\$5,000,000**  
800± Acres  
Shelby County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**800 Acres | Sandy Creek Ranch | Highway 7  
Martinsville, TX / Shelby County**

---

**SUMMARY**

**Address**

Highway 7

**City, State Zip**

Martinsville, TX 75935

**County**

Shelby County

**Type**

Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

31.664919 / -94.384145

**Taxes (Annually)**

13638

**Dwelling Square Feet**

4500

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

800

**Price**

\$5,000,000

**Property Website**

<https://homelandprop.com/property/800-acres-sandy-creek-ranch-highway-7-shelby-texas/84204/>



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## **PROPERTY DESCRIPTION**

---

### **800 ± Acres | Attoyac River & West Creek Frontage | Premier Cattle & Recreational Ranch**

Sandy Creek Ranch spans an impressive 800 ± acres and features approximately 2.3 miles of Attoyac River frontage, along with access to the private 23 ± acre Grisby Lake-part of the exclusive Attoyac Hunting and Fishing Club. In addition to the river, West Creek also winds through the property, adding to the scenic beauty and year-round water resources. Historically used as a cattle operation, the property is cross-fenced with multiple pastures, includes over 10 ponds, and is equipped with working pens and a barn-providing the infrastructure needed for efficient cattle management.

A well-appointed traditional-style home and guest suite provide approximately 4,500 square feet of comfortable living space-ideal for extended stays or entertaining. Positioned on elevated terrain, the home captures expansive views with over 100 feet of elevation change throughout the property.

For the outdoor enthusiast, the land includes approximately 100 acres of bottomland hardwoods ideal for flooded timber duck hunting, as well as natural sloughs that create exceptional waterfowl habitat. In addition to waterfowl, the property supports healthy populations of white-tailed deer and wild boar, offering excellent hunting opportunities for all three game species.

#### **Property Highlights:**

- ~2.3 miles of Attoyac River frontage and access to private 23 ± acre Grisby Lake
- West Creek runs through the property, adding scenic and functional water features
- ~4,500 SF traditional-style home and guest suite with elevated views
- Multiple ponds, cross-fenced paddocks, working pens, and a barn for cattle operations
- ~100 acres of bottomland hardwoods with flooded timber and sloughs for duck hunting
- Exceptional hunting for ducks, white-tailed deer, and wild boar

Whether you're looking for a productive ranch, a private recreational retreat, or a legacy land investment, Sandy Creek Ranch delivers on all fronts.

---

**Utilities:** Electric Available, Water available

**Utility Providers:** Deep East Texas Electric Cooperative, Libby WSC



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

800 Acres | Sandy Creek Ranch | Highway 7  
Martinsville, TX / Shelby County

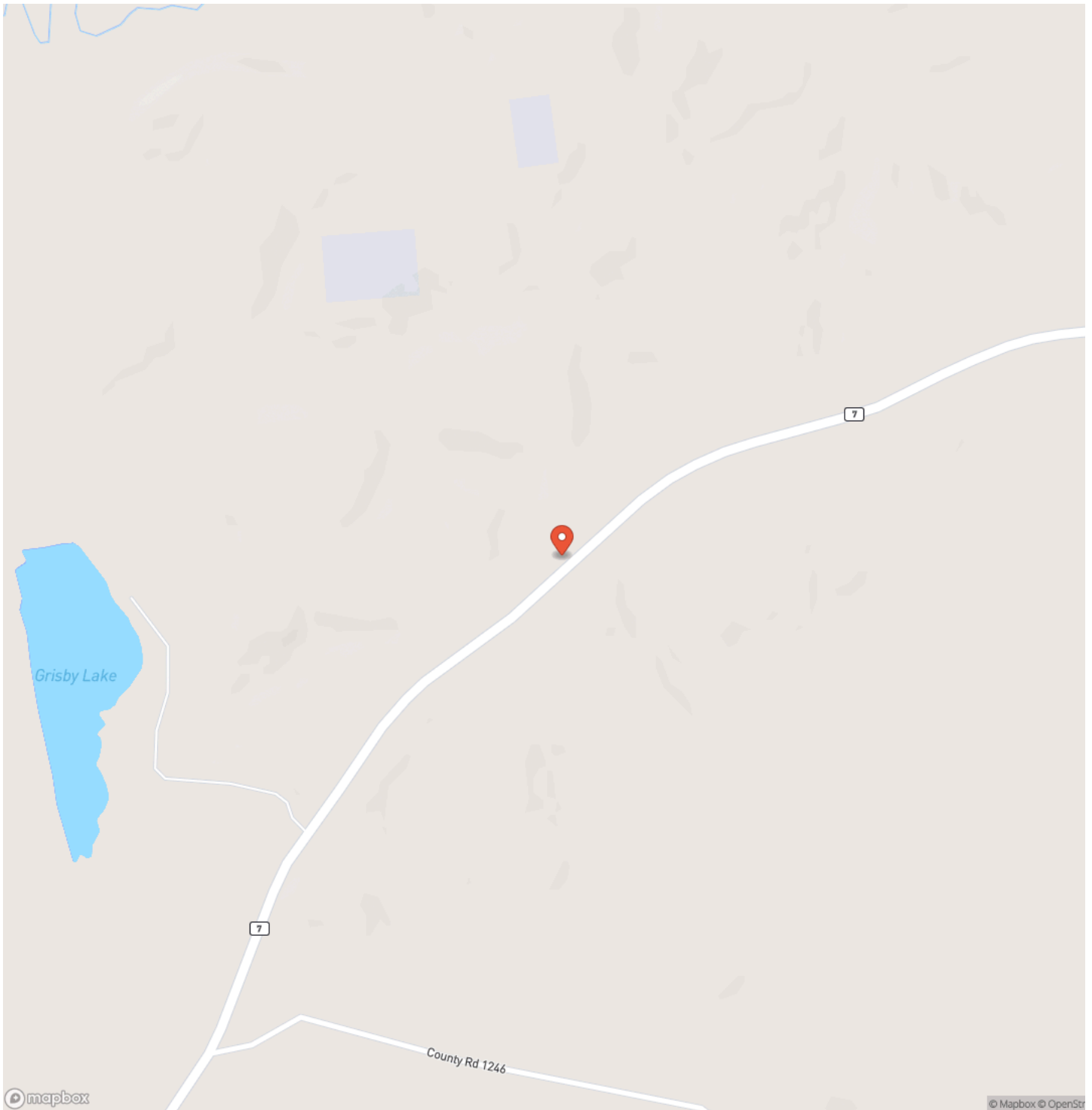


**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

800 Acres | Sandy Creek Ranch | Highway 7  
Martinsville, TX / Shelby County

---

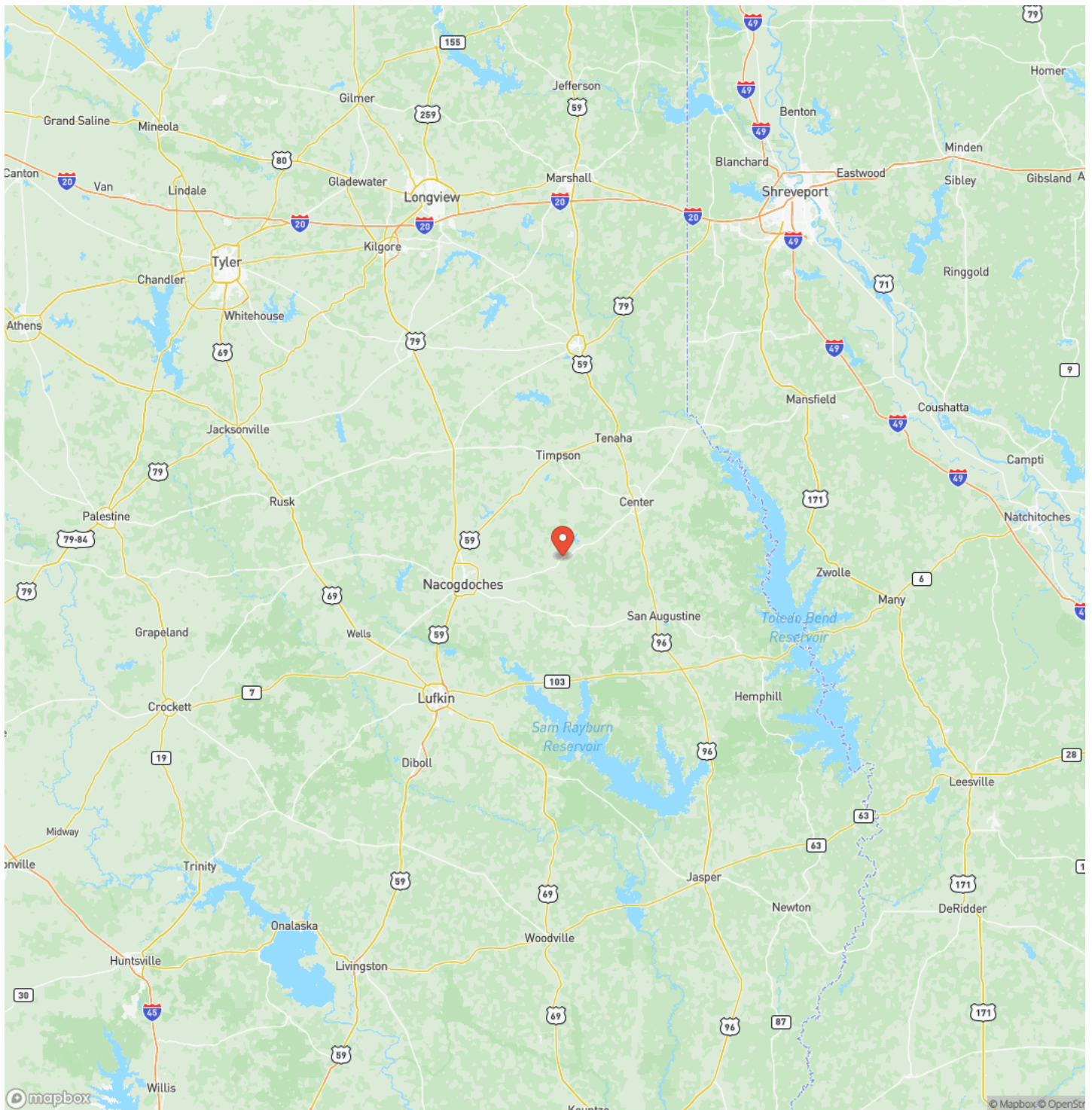
## Locator Map



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



## Locator Map





800 Acres | Sandy Creek Ranch | Highway 7  
Martinsville, TX / Shelby County

---

## Satellite Map



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

**800 Acres | Sandy Creek Ranch | Highway 7  
Martinsville, TX / Shelby County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Miller Cox

## Mobile

(817) 899-0372

## Email

millier@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**www.homelandprop.com**



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

**Property Listing Disclaimer:** The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

**Mineral Rights and Natural Resources Disclaimer:** HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

**Acreage, Survey & Easement Disclaimer:** HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

**Title Insurance Company Disclaimer:** Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

**Tax Disclaimer:** Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.



**MORE INFO ONLINE:**

**[www.homelandprop.com](http://www.homelandprop.com)**



---

**HomeLand Properties, Inc.**  
1600 Normal Park Dr.  
Huntsville, TX 77340  
(936) 295-2500  
[www.homelandprop.com](http://www.homelandprop.com)

---



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)