

**Central Flyway Wetlands Recreational &
Farming Property - SE Texas**
Hardin, TX 77564

\$3,550,000
1,568 +/- acres
Liberty County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Central Flyway Wetlands Recreational & Farming Property - SE Texas

Hardin, TX / Liberty County

SUMMARY

City, State Zip

Hardin, TX 77564

County

Liberty County

Type

Farms, Recreational Land

Latitude / Longitude

30.1612 / -94.6931

Acreage

1,568

Price

\$3,550,000

Property Website

<https://moreoftexas.com/detail/central-flyway-wetlands-recreational-farming-property-se-texas-liberty-texas/12953/>



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PROPERTY DESCRIPTION

1568 acres of wetlands paradise in Liberty County. This farm with a long history of ownership has been a family recreational retreat. Offering migratory waterfowl hunting, whitetail deer hunting, feral hogs, and excellent freshwater fishing. The farm is comprised of three major sections of land. (1) 225 +/- acres north of FM 834. This section has wetlands, fishing area, improved pastures and pine plantation. (2) 863 +/- acres south of FM 834. This middle section is home to the improvements on the property. But also has improved pastures, a section of pine plantation, hundreds of acres of native hardwood trees. This section is also where 40,000 Nuttalls, Water, and Cypress Oaks trees were planted under the U.S. Natural Resources Conservation Service Easement agreement. The final 480 +/- acres located south of the active rail road is wetland reclaimed rice fields with duck sloughs and levees crisscrossing the landscape.

Improvements:

- "The Club House" is a small combination gathering spot with overhead metal roof coverage and an attached office/storage area. A place to BBQ, gather on a Saturday for a round of cards or the staging point for the days hunting or work activities.
- Skeet/Trap range
- 50 x 100 equipment barn capable of handling large farm equipment.

Land:

- 744 +/- acres of planted oak plantation, native Texas oak hardwoods and hardwood bottom. 40,000 oaks planted under the Conservation Easement were planted into two separate sections and it's truly is a sight to behold. Being in a forest with so many of the same species of oaks is rather unique and beautiful. Already topping 20 to 30 feet or more, the oaks are already beginning to mast. One can imagine what a mast crop of acorns from 40,000 Nuttalls, Cypress, and Water Oaks will mean to the waterfowl during hunting season and beyond. The remaining hardwoods are our typical Texas hardwood bottom. Subject to flooding during rainy spells these areas are perfect for both waterfowl habitat, and your friendly feral hogs and whitetail deer.
- 122 +/- acres of pine plantation is outside of the Conservation Easement. In two separate sections, I will estimate that the timber is 15 +/- years old. It certainly appears time to be thinned.
- 218 +/- acres of improved pastures currently producing hay. Could make a very nice turf grass farm, used for grazing cattle or leased for hay production. This area is outside of the Conservation Easement
- 485 +/- of wetlands reclaimed rice fields. This section has levee controlled water points allowing for seasonal flooding. Multiple duck sloughs were dug into the fields as part of the Conservation Easement for improved waterfowl habitat. A good levee system allows for easy access in your UTV.

Important Details:



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- No Minerals convey with the property.
- This property does participate in the Federal Rice Program
- A portion of this property is under an agreement with the U.S. Natural Resources Conservation Service.
- Travel time to property from downtown Houston is one hour.
- Travel time to property from downtown Beaumont is 50 minutes.
- AG Tax exemption in place

Directions to Property: From the intersection of Texas Hwy 146 and FM 834 travel east on FM 834 from the city of Hardin. Traveling 2.9 miles, the property entrance will be on your right. From the city of Hull and the intersection of FM 770 and FM 834 travel west for 3.1 miles and the property entrance will be on your left.

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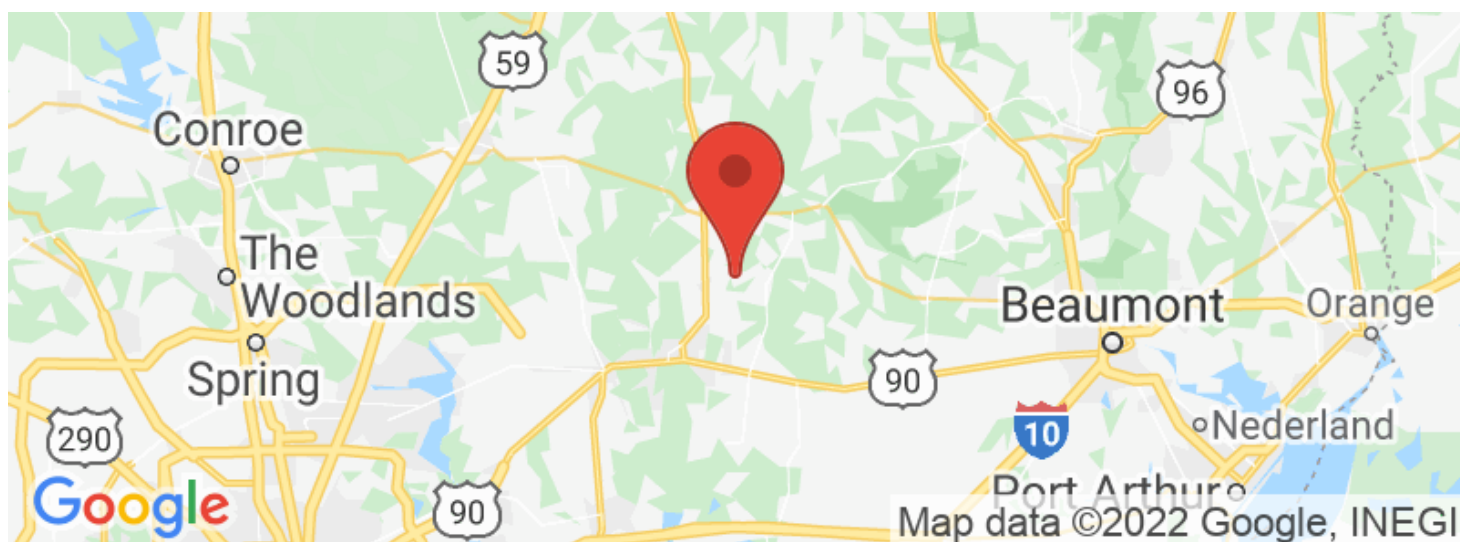
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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