

320 Acres | Off FM 2991 | Black Water Ranch
Off FM 2991
Burkeville, TX 77351

\$2,500,000
320.100± Acres
Newton County



MORE INFO ONLINE:
www.homelandprop.com

**320 Acres | Off FM 2991 | Black Water Ranch
Burkeville, TX / Newton County**

SUMMARY

Address

Off FM 2991

City, State Zip

Burkeville, TX 77351

County

Newton County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

30.953103 / -93.597748

Dwelling Square Feet

3219

Bedrooms / Bathrooms

5 / 3.5

Acreage

320.100

Price

\$2,500,000

Property Website

<https://homelandprop.com/property/320-acres-off-fm-2991-black-water-ranch-newton-texas/74022/>



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PROPERTY DESCRIPTION

Nestled amidst the rugged beauty of East Texas, Black Water Ranch awaits those who seek an extraordinary retreat. This meticulously curated property offers a harmonious blend of natural wonders and modern amenities, making it a haven for outdoor enthusiasts and discerning buyers.

The ranch is securely high-fenced, ensuring privacy and safeguarding the abundant wildlife within its boundaries. Prepare to be amazed by the diverse wildlife population. The ranch is populated with improved genetics including the majestic whitetail to the elusive axis, blackbuck, fallow deer and turkeys. This ranch is a wildlife enthusiast's dream.

The main house is a spacious 3,219-square-foot colonial/plantation replica home with 4 beds/3.5 baths. It offers comfort, elegance, and panoramic views of the surrounding landscape.

Built in 2021, the 4 bedroom hunter's lounge is a perfect spot to entertain guests, clients, or relax after a successful day in the field.

The property also boasts a large barn with covered storage-a practical space for equipment, vehicles, and tools. Inside, discover a walk-in freezer and an ice maker, catering to both convenience and functionality.

Explore the ranch's undulating topography, where each rise reveals more of what East Texas has to offer. Whether you're hunting, riding around, or simply taking in the scenery, the land invites exploration. The towering native trees - oaks, pines, and more dot the landscape, casting dappled shade and adding to the allure of this pristine property.

Black Water Ranch fronts both Little Cow Creek and Swindler Creek, offering additional recreational value along with opportunities for fishing, picnics, and quiet reflection.

Black Water Ranch is more than land; it's a canvas for your dreams. Whether you envision a private hunting sanctuary, a working client entertainment ranch, or a tranquil escape, this remarkable property invites you to create your own legacy. Schedule a tour today and immerse yourself in the magic of Black Water Ranch.

Main House Beds: 5 Baths: 3 1/2 Hunters Lodge Beds: 4 Baths: 3
Year Built: 1996 Year Built: 2021

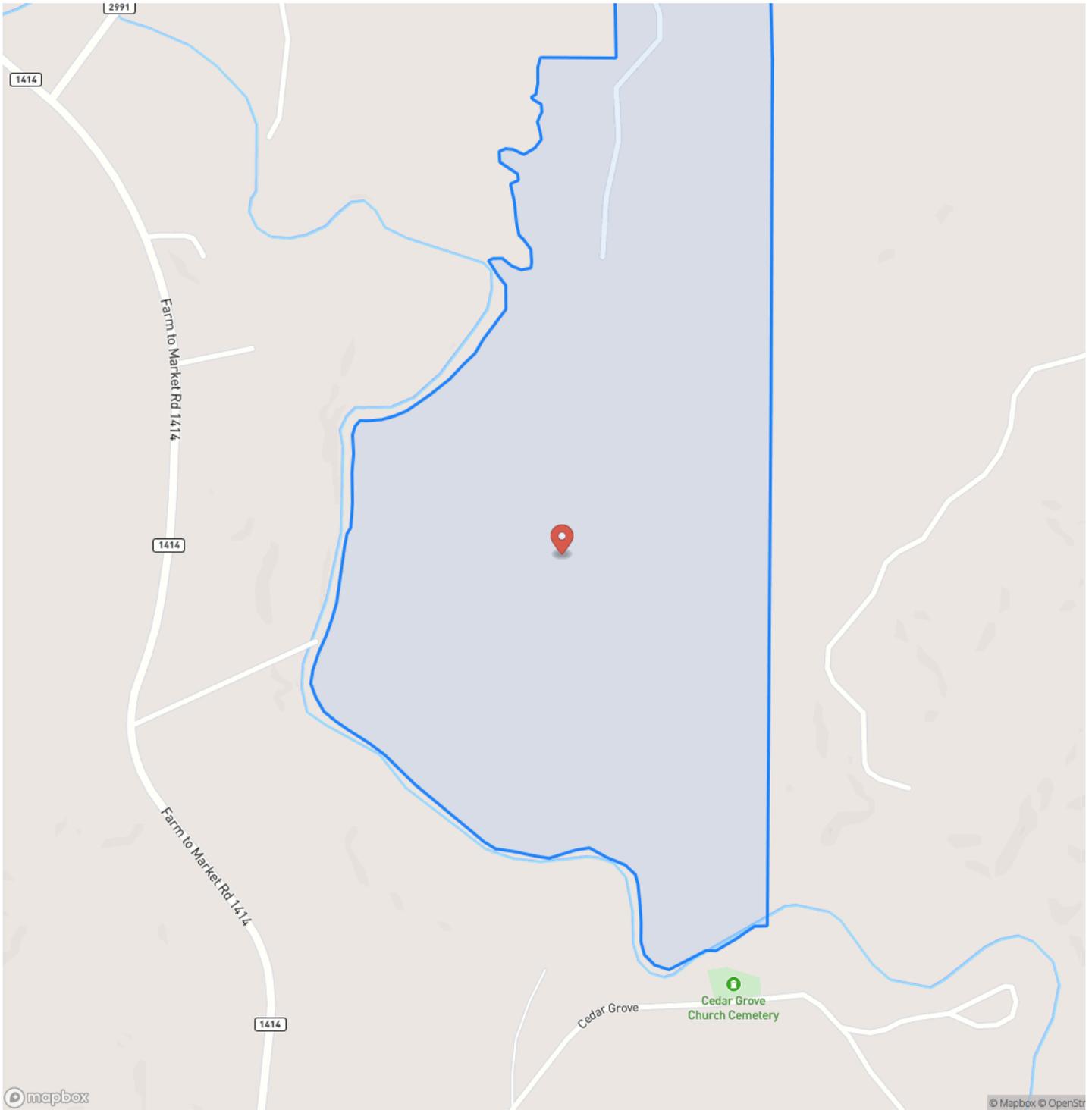
Approximate Animal Counts
60 Whitetail 12-15 Axis 20 Black Buck ~5 Fallow Several turkeys

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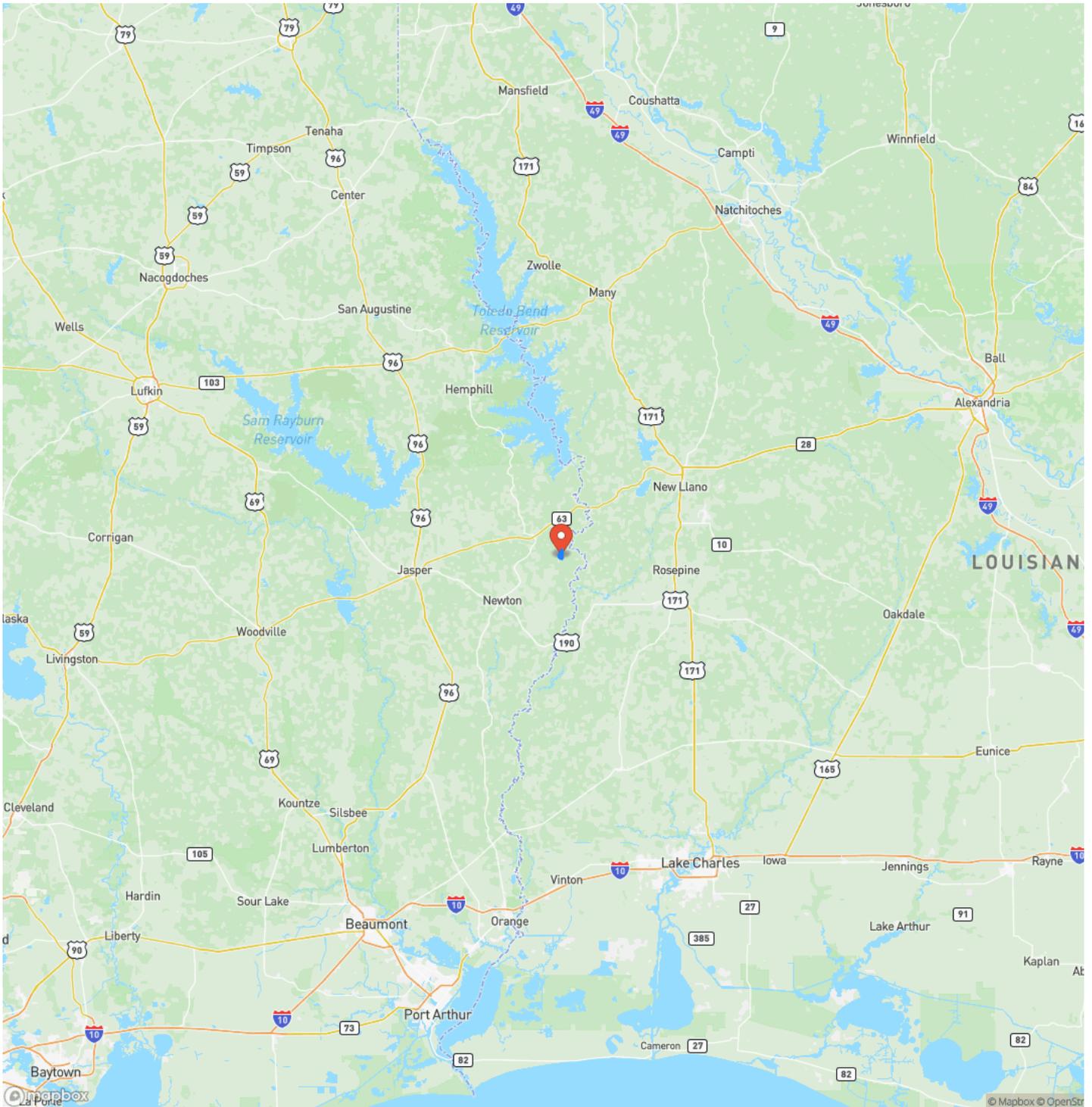


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Locator Map

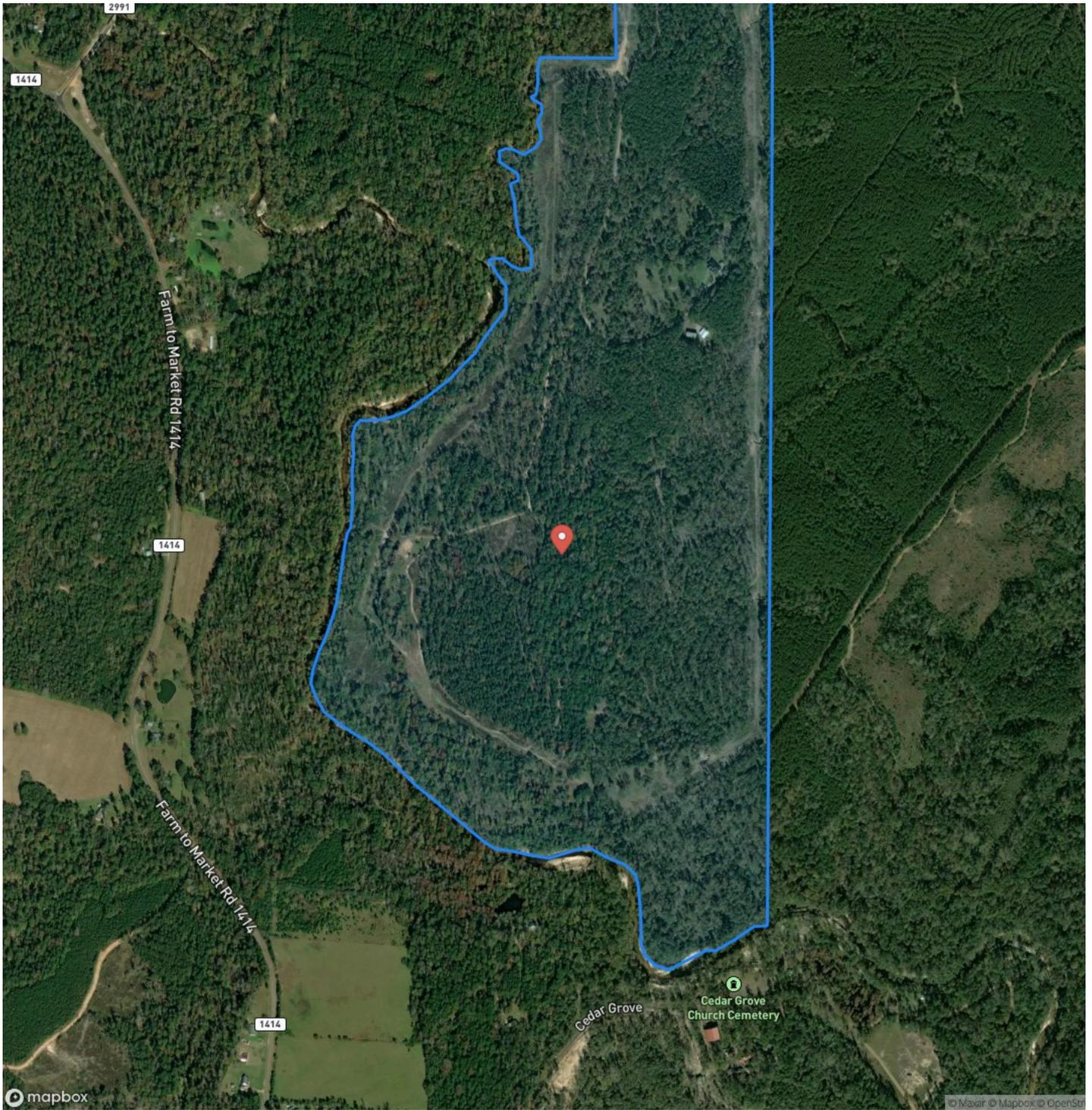


Locator Map



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Satellite Map



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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