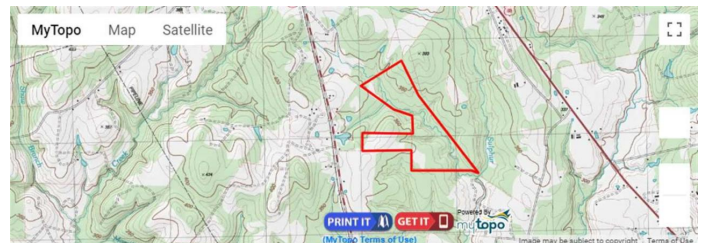


**145 acre Hunting Recreational and  
Timber property.**  
Alto, TX 75925

**\$456,750.00**  
145 +/- acres  
Cherokee County



**MOSSY OAK PROPERTIES  
OF TEXAS**

# 145 acre Hunting Recreational and Timber property. Alto, TX / Cherokee County

## **SUMMARY**

### **City, State Zip**

Alto, TX 75925

### **County**

Cherokee County

### **Type**

Recreational Land, Residential Property,  
Timberland

### **Latitude / Longitude**

31.6081 / -95.0686

### **Acreage**

145

### **Price**

\$456,750.00

### **Property Website**

<https://moreoftexas.com/detail/145-acre-hunting-recreational-and-timber-property-cherokee-texas/7604/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

**145 acre Hunting Recreational and Timber property.  
Alto, TX / Cherokee County**

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**PROPERTY DESCRIPTION**

Description:

Beautiful 145 acre hunting recreational hunting property located minutes from Alto Texas in Cherokee County. The property has an excellent wildlife population that includes deer, hog, squirrel, rabbit, and various predators\.. Excellent roads to property with a county road that dead ends to the main gate and a right of easement road allowing access to the southern gate.

Timber has been under a strict management program and there is excellent hardwood and pine remaining on the property. Good interior roads throughout the property allowing access to the entire ranch.

Property is perfect for a family hunting and recreational getaway from the big city and will allow you and your family plenty of privacy. Call today for your personal tour. This property will not last long.

School: ALTO ISD

Water: available at Farm to Market road

Wildlife: Deer, Hogs, and various species of small game and predators.

Terrain: rolling hills

Location: 2:45 minutes from Houston, 2:30 minutes from Dallas, 2:15 minutes from Shreveport- Boisser City

Utilities: Available

Taxes: D1 - QUALIFIED AG/TIM LAND. 2019 taxes were approximately: \$250.00

The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (G2 Outdoors ,LLC) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given us. All property is subject to change, withdrawal, or prior sale. Buyers' agent must be identified on first contact with Broker and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors, LLC.



**MOSSY OAK PROPERTIES  
OF TEXAS**

mixed use residential, recreational, timberland145 acre propertyAlto, TX 75925whitetail deer creekbird  
watchingbiking trailshiking trailsATV trails



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

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**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



145 acre Hunting Recreational and Timber property.  
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OF TEXAS**

**MORE INFO ONLINE:**

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145 acre Hunting Recreational and Timber property.  
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## Locator Maps



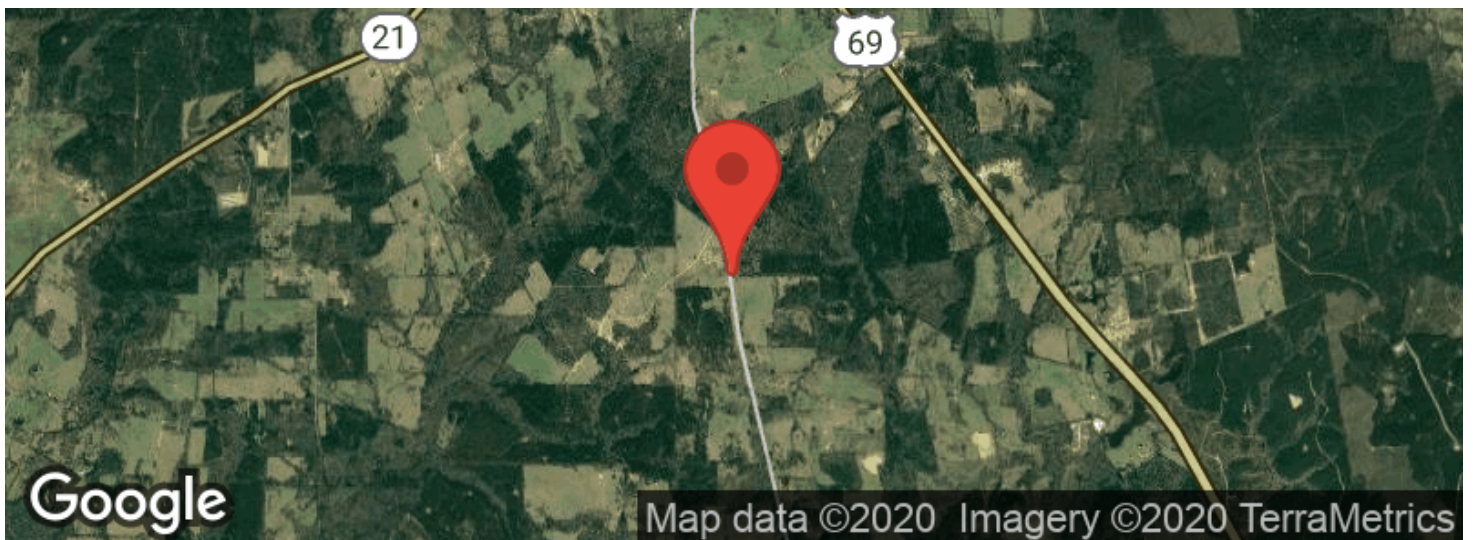
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145 acre Hunting Recreational and Timber property.  
Alto, TX / Cherokee County

## Aerial Maps



145 acre Hunting Recreational and Timber property.  
Alto, TX / Cherokee County

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Raymond Grubbs

**Mobile**

(877) 777-2062

**Email**

rgrubbs@mossyoakproperties.com

**Address**

518 Tyler st

**City / State / Zip**

Jacksonville, TX, 75766

**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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