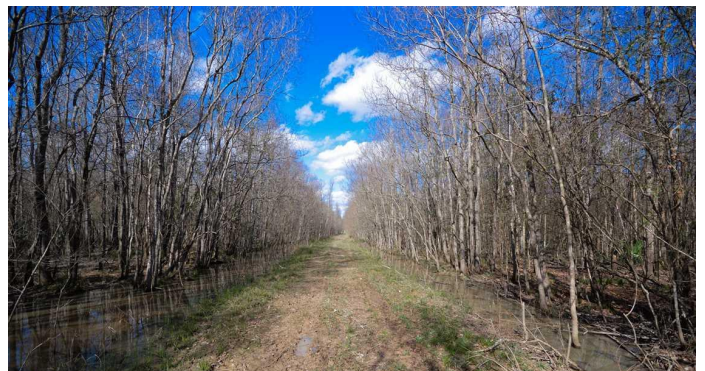


**Multi-purpose Recreational East Texas  
Property - Ducks, Deer, & Feral Hogs  
36168 OLD SOUR LAKE, SOUR LAKE TX 77659  
Sour Lake, TX 77659**

**\$754,000**  
507 +/- acres  
Hardin County





## Multi-purpose Recreational East Texas Property - Ducks, Deer, & Feral Hogs

### Sour Lake, TX / Hardin County

#### **SUMMARY**

**Address**

36168 OLD SOUR LAKE, SOUR LAKE TX 77659

**City, State Zip**

Sour Lake, TX 77659

**County**

Hardin County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

30.2387 / -94.5356

**Acreage**

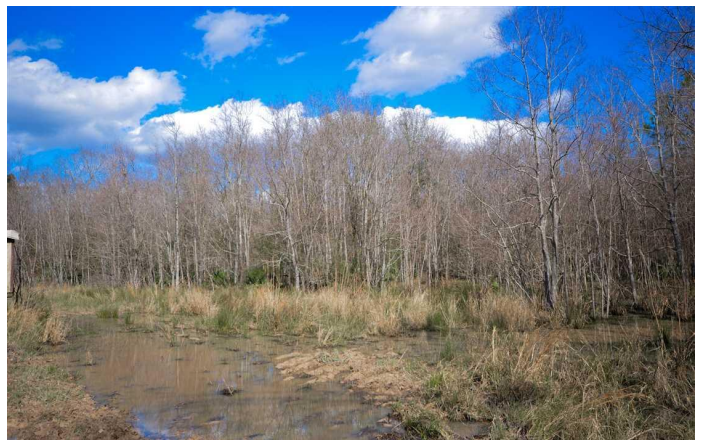
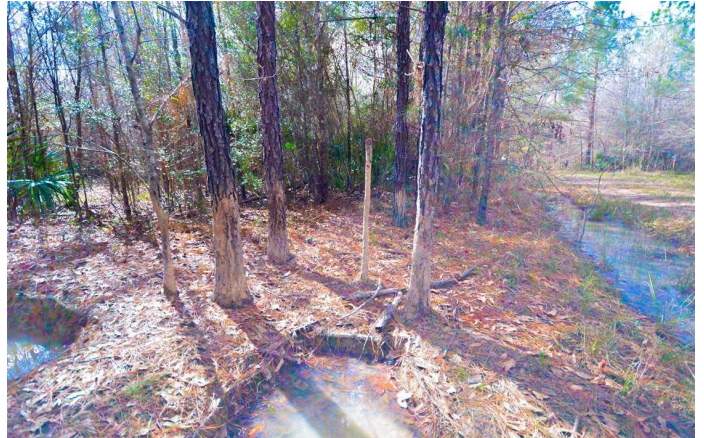
507

**Price**

\$754,000

**Property Website**

<http://www.mossyoakproperties.com/land/45421>



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

## Multi-purpose Recreational East Texas Property - Ducks, Deer, & Feral Hogs Sour Lake, TX / Hardin County

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### **PROPERTY DESCRIPTION**

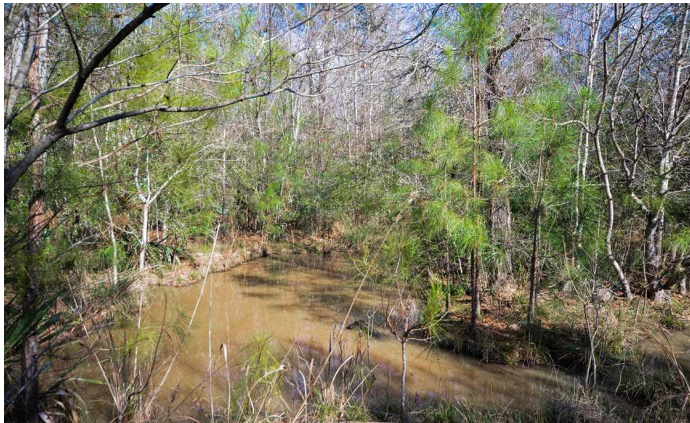
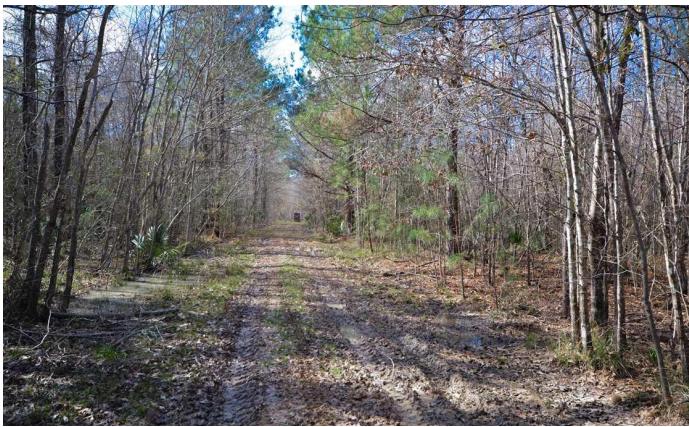
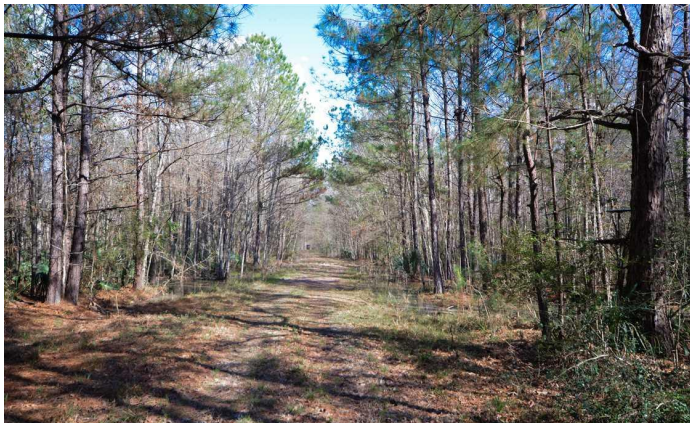
Price Reduced on this classic Southeast Texas recreational property. Nice recreational property with the potential to be a good wetlands duck hunting property. Much of the palmetto bottom holds water making for excellent waterfowl habitat. Property has a mix of native pine timber and some hard and softwoods. A combination of palmetto bottom and native pine timber with 40+/- percent of the property classified as wetlands. This parcel offers good deer hunting for Hardin County, exceptional hog hunting with lots of current hog sign. There are lot of trails and roads for ATVs that criss-cross the property. Motivated seller and listed at \$1488 per acre.

- Soils maps indicate good potential for conversion to pasture for grazing and hay production.
- Good road frontage along Old Sour Lake Road, with two gated entrances into the property
- Very light hunting pressure in the past with lots of both deer and hog sign.
- Two water wells on the property, but may need work to be fully functional.
- Electricity is available to the property.
- A small area is set up for camping and a potential lodge site to house campers and hunters near the pond
- About 30 miles from downtown Beaumont and about an hours drive from Houston.
- Directions to Property: From Sour Lake, TX head west from town and follow State Hwy 105 for 12.2 miles. Turn right on Old Sour Lake Rd. Travel Old Sour Lake Road for .82 miles and the property entrance will be on your left.
- 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. 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.





**Multi-purpose Recreational East Texas Property - Ducks, Deer, & Feral Hogs**  
**Sour Lake, TX / Hardin County**



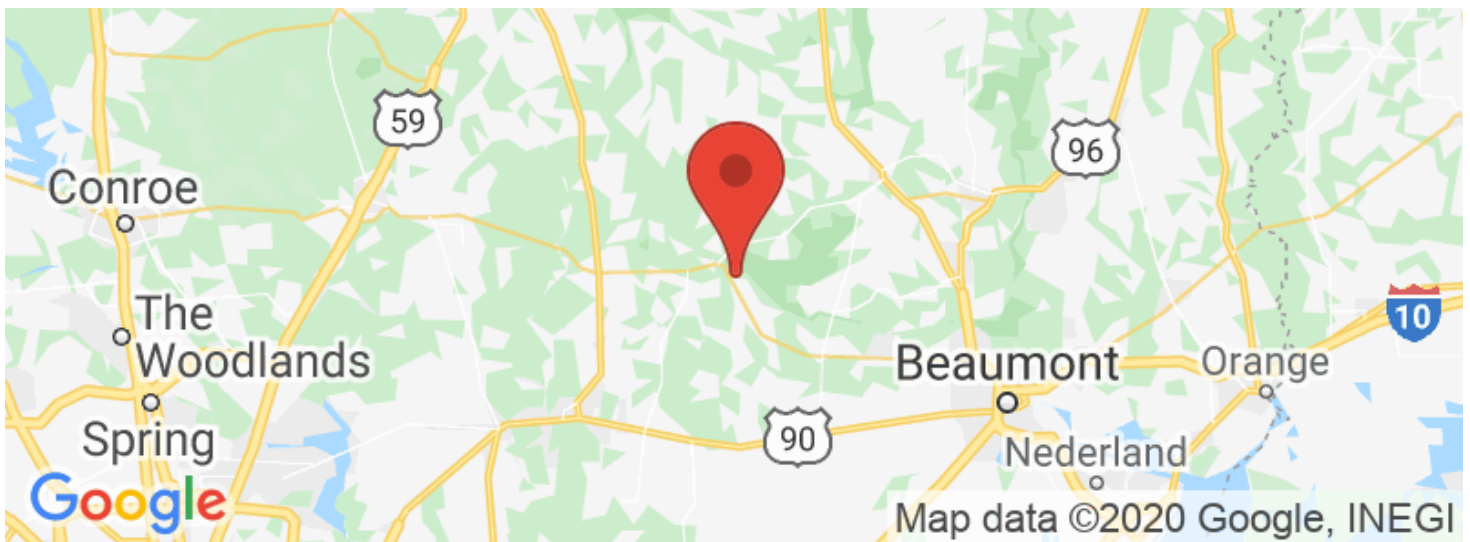
**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

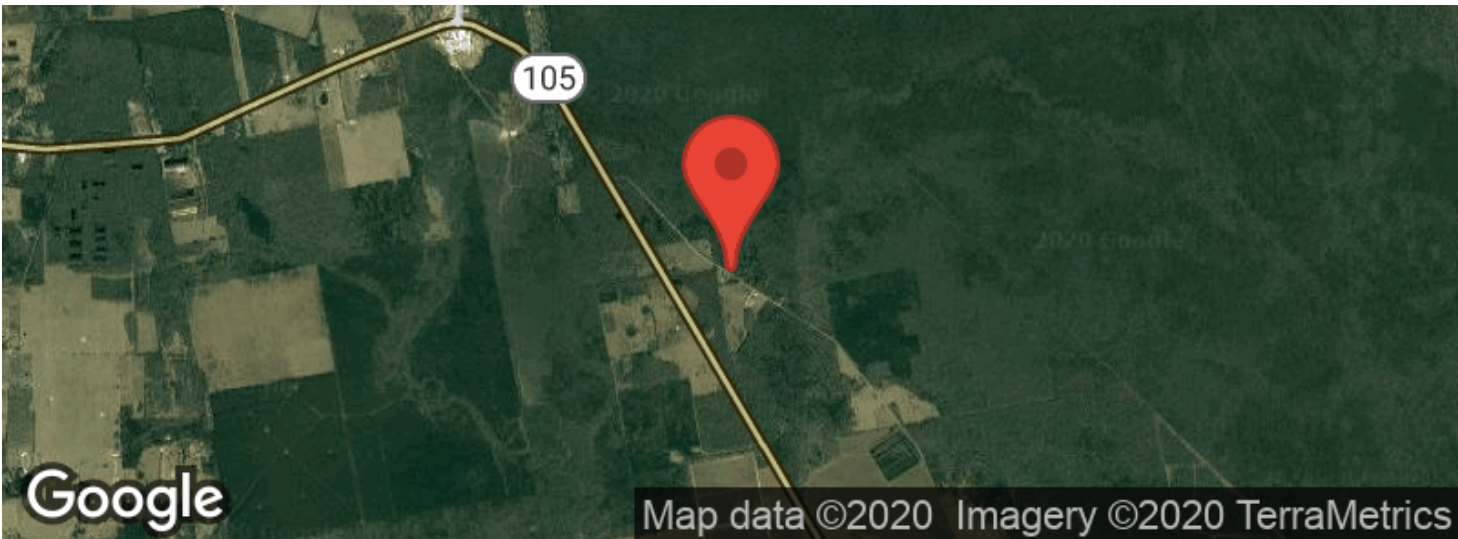
**[MoreofTexas.com](http://MoreofTexas.com)**



## Locator Maps



# Aerial Maps



Multi-purpose Recreational East Texas Property - Ducks, Deer, & Feral Hogs  
Sour Lake, TX / Hardin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Schlein

Mobile

(936) 205-1831

Email

sschlein@mossyoakproperties.com

Address

800 S John Redditt Drive #1801

City / State / Zip

Lufkin, TX, 75902

NOTES

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## This image shows a blank 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**

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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**MORE INFO ONLINE:**

**MoreofTexas.com**