

Waterfowl Hunting Land - The Boondocks
Hamshire, TX 77705

\$970,200
461.970 +/- acres
Jefferson County



Waterfowl Hunting Land - The Boondocks Hamshire, TX / Jefferson County

SUMMARY

City, State Zip

Hamshire, TX 77705

County

Jefferson County

Type

Recreational Land, Timberland

Latitude / Longitude

29.8593 / -94.2253

Acreage

461.970

Price

\$970,200

Property Website

<https://moreoftexas.com/detail/waterfowl-hunting-land-the-boondocks-jefferson-texas/10652/>



**MOSSY OAK PROPERTIES
OF TEXAS**

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MoreofTexas.com

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Hamshire, TX / Jefferson County

PROPERTY DESCRIPTION

Located in the Central Flyway this property provides important winter habitat for waterfowl that are produced in the U.S. and Canadian prairies. Former rice fields, prairie wetlands and associated coastal marshes make up the bulk of this property. The remaining acreage is bottom-land timber and looks very good for both deer and hog hunting. Owner reports the land has a fair number of alligators as well. Just an awesome property for waterfowl. Add in the opportunity to dove hunt, plus deer and hogs and this property offer the South East Texas Sportsman the best state has to offer.

Land: 461.97 acres total with 420 +/- acres in Federal Conservation Easement and an addition 42+/- acres of timber land (not within the easement).

- Timber land is a combination of native pine and bottom-land hardwoods. This area is filled with palmetto palms and is subject to holding water in the wetter months.
- The Conservation easement is a combination of former rice fields, irrigation canals, eight waterfowl ponds, and 135 +/- acres of native pine and bottom-land hardwoods subject to holding water during the wetter months.
- Excellent road system crosses the property giving access to much of the property.

Wildlife: With eight ponds the property hold great promise as a waterfowler's dream. The duck sloughs were dug with sloping banks and are reportedly 16" to 24" deep. They were set up to provide excellent waterfowl habitat. With over 175 acres in bottom land timber, there is excellent deer and hog habitat.

Improvements: Perimeter fencing and a good interior road system. Electricity is available to the property. With 42 acres outside the conservation easement you could add a lodge along the Boondocks Road frontage.

Directions: From Houston travel east on Interstate 10 towards Beaumont. In Winnie, take the Hwy 73 exit to the right and travel almost 10 miles. Turn left on Boondocks road. Travel about 1.5 miles and the entrance is on your left. From Port Arthur, TX travel west on hwy 73 about 14 miles turning right on Boondocks road. Travel north 1.5 miles and the property is on your left. Look for the Mossy Oak Properties "FOR SALE" signs

Minerals: No minerals are available with property.

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accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of G2 Outdoors Brokerage, LLC.

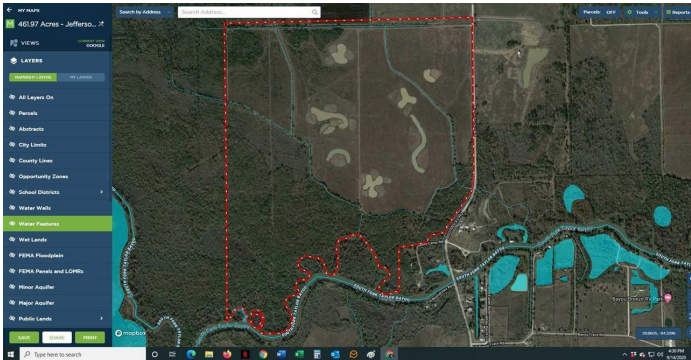
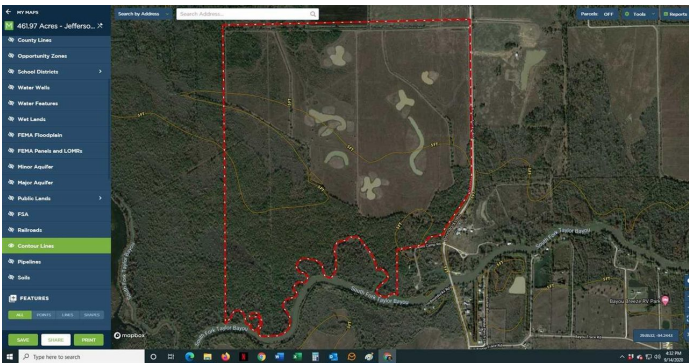


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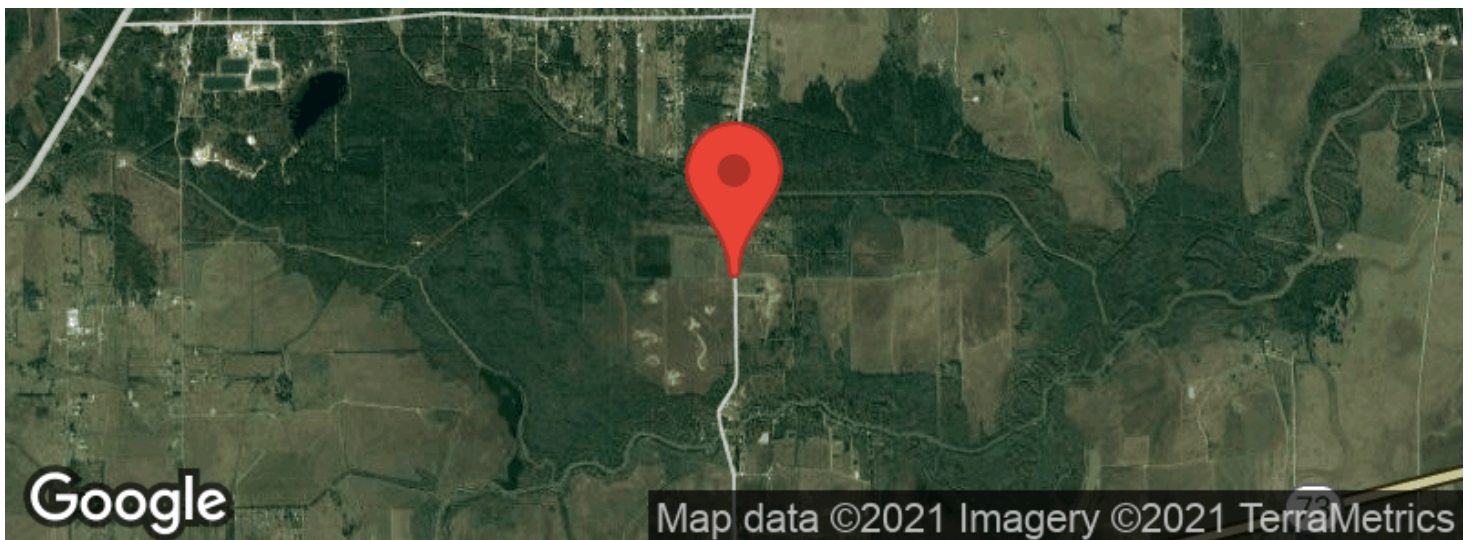
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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.



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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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