



**CLAYTON - WAGGONER**  
PROPERTIES

325 N. St. Paul, Suite 3350  
Dallas, TX 75201  
[claytonwaggoner.com](http://claytonwaggoner.com)  
[\(844\) 725-6247](tel:(844)725-6247)

## Buck Meadow Ranch

**\$1,499,000**



218.88 Acres  
Henderson County  
TBD County Road 4835 Larue, Texas

### Contact the Agent

**Larry Tedford**  
903-316-8441  
[larry@claytonwaggoner.com](mailto:larry@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

The Buck Meadow Ranch is an excellent recreational property with features that will appeal to a variety of interests. Seldom does a property of this quality become available in the coveted Athens area. In addition to all of the recreational features, the Buck Meadow Ranch also offers excellent income opportunities to the new owner by harvesting timber that is ready to be thinned.

**Hunting/Recreation** - The deer hunting is excellent for both rifle and bow hunting as the pine, along with numerous other hardwood trees provide great wildlife habitat for all native species of game. Miles of trails have been cleared to easily navigate the ranch. Hiking and ATV trails throughout the property make for excellent exploring opportunities.

**Income Opportunity** - A Forestry Resource Management Plan has been designed and ready to be implemented. The 20 year estimated income from select tree harvesting is \$455,000. The trees are a mixture of beautiful pine timber, native hardwoods, and well-stocked pine plantation. (A copy of the Forestry Resource Management Plan is available for viewing)

Loca...

