

Deer Run
00 Deer Run Ranch
Clarksville, TX 75426

\$457,200
127± Acres
Red River County



Deer Run
Clarksville, TX / Red River County

SUMMARY

Address

00 Deer Run Ranch

City, State Zip

Clarksville, TX 75426

County

Red River County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.689198 / -94.940815

Acreage

127

Price

\$457,200

Property Website

<https://www.forestryrealestate.com/property/deer-run-red-river-texas/110864/>



PROPERTY DESCRIPTION

Mature hardwood timber hunting property

Opportunities to own a truly diverse recreational property in the heart of the legendary Red River Valley are becoming increasingly rare. Deer Run is an exceptional 127-acre hunting and timber tract in Red River County, Texas combines mature hardwood timber, outstanding wildlife habitat, privacy, and improvements to create the ultimate family retreat or hunting property.

Located approximately two hours from Dallas (I-635), this unique property offers the convenience of a weekend getaway without sacrificing the feeling of being completely removed from the pressures of everyday life.

Situated within the private Deer Run development of large 40+ acre tracts, the property is accessed through a locked entrance, providing security, privacy, and peace of mind. Once inside, you'll discover a landscape dominated by towering mature hardwoods-one of the most desirable and increasingly difficult features to find in today's land market. The beautiful timber provides exceptional aesthetics, shade, wildlife habitat, and long-term timber value.

The property is located in one of Northeast Texas' premier hunting regions and offers excellent opportunities for whitetail deer, wild turkey, and waterfowl hunting. Frontage along Pecan Bayou enhances both the recreational appeal and wildlife habitat. A natural duck hole located on the property offers tremendous potential for development into a premier waterfowl hunting area capable of attracting migrating ducks throughout the season.

An established network of interior trails provides easy ATV and UTV access throughout the property, allowing hunters and landowners to efficiently reach stand locations, wildlife openings, and scenic areas across the tract.

Existing improvements include a primitive hunting cabin that could be refurbished into a comfortable weekend retreat, along with a large storage shed for ATVs, hunting equipment, tools, and gear. With electricity already available on-site, the foundation is in place for future improvements while maintaining the property's rustic charm.

The nearby Red River provides additional opportunities for fishing, boating, wildlife viewing, and outdoor recreation. When supplies or dining are needed, the communities of Clarksville, Texas and Idabel, Oklahoma are both within convenient driving distance, offering restaurants, groceries, fuel, and essential services.

Property Highlights

- 127 acres in Red River County, Texas
- Approximately 2 hours from Dallas
- Located within a private gated development of large acreage tracts
- Frontage on Pecan Bayou
- Excellent deer, turkey, and waterfowl hunting
- Existing duck hole with significant habitat improvement potential
- Mature hardwood timber throughout the property
- Valuable timber resource and exceptional wildlife habitat
- Primitive hunting cabin with refurbishment potential
- Electricity available
- Large storage building for equipment and hunting gear



- Extensive interior ATV and UTV trail system
- Close proximity to the Red River
- Convenient access to Clarksville, Texas and Idabel, Oklahoma
- Secure and private setting behind a locked gate

A Property That Checks All the Boxes

Finding a property that combines mature hardwood timber, excellent hunting, water features, electricity, improvements, privacy, and easy access is becoming increasingly difficult. Whether you're searching for a hunting retreat, a family gathering place, a timber investment, or a long-term land holding, this property offers an exceptional combination of features and value.

Timber has value. Hunting has value. Land has value.

But the greatest value comes from time spent with family and friends-watching sunrises from a deer stand, sharing stories around camp, introducing the next generation to the outdoors, and creating memories that last a lifetime.

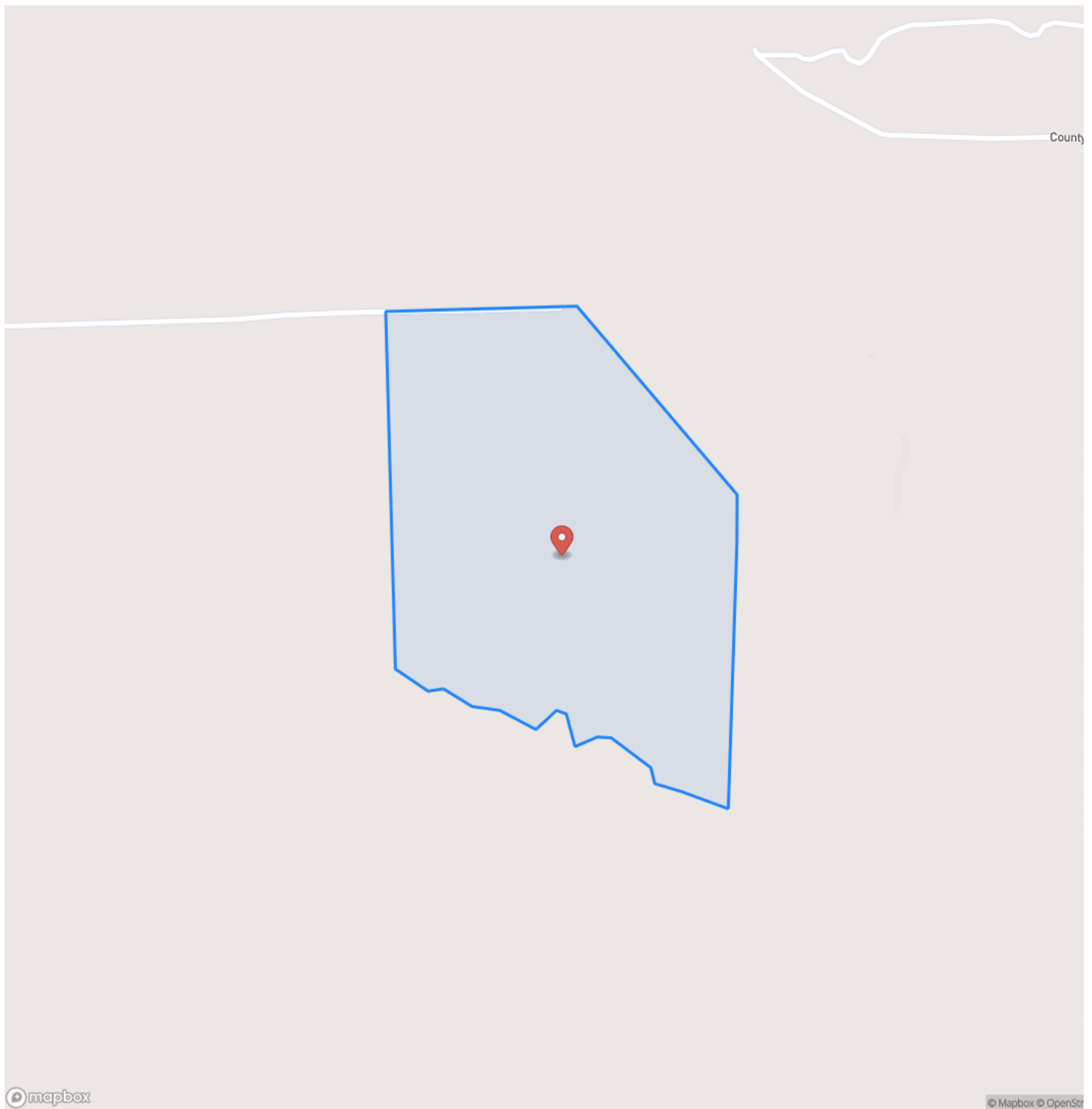
Build your land legacy today.

[Deer Run Timber Volumes](#)

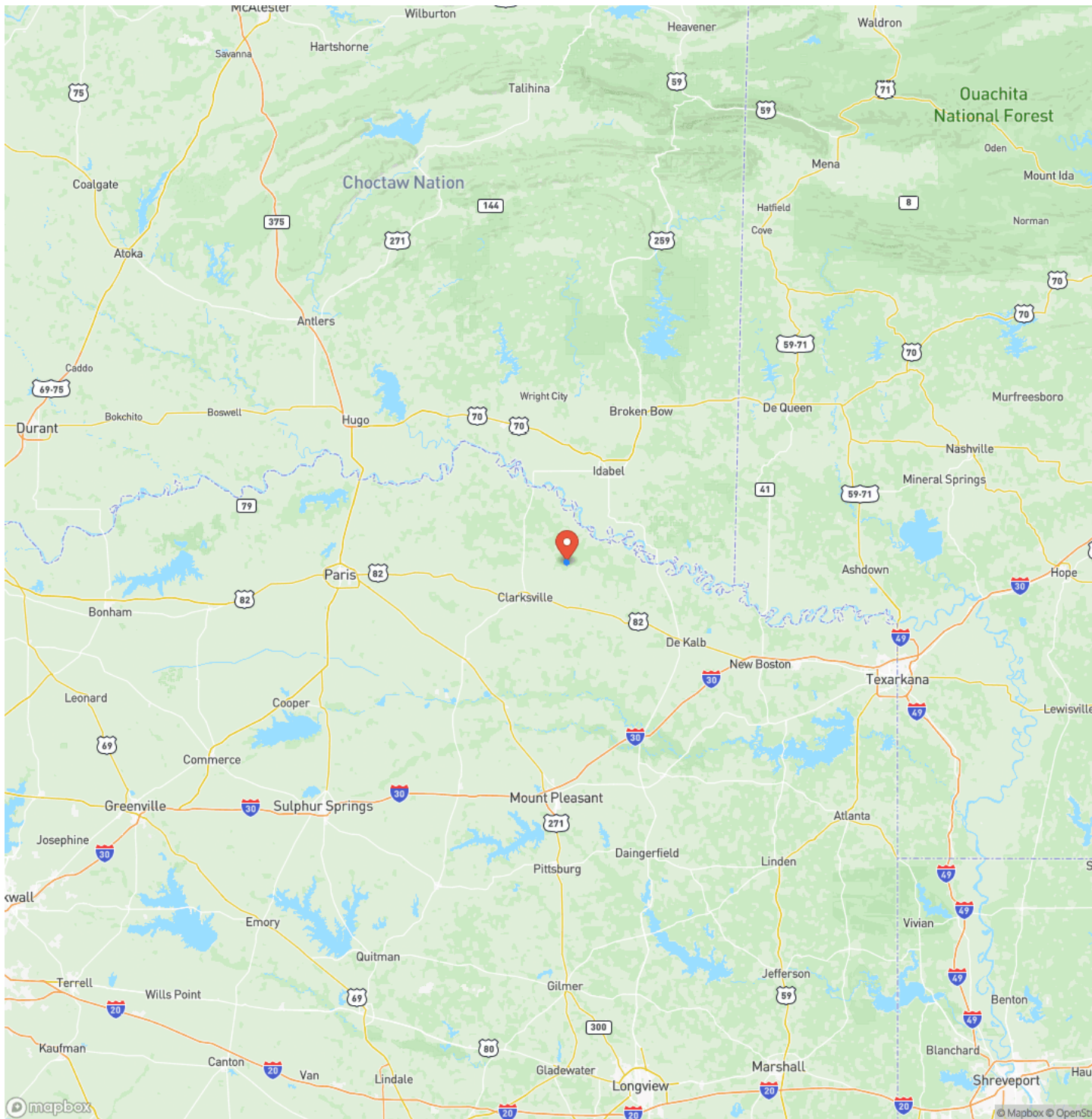




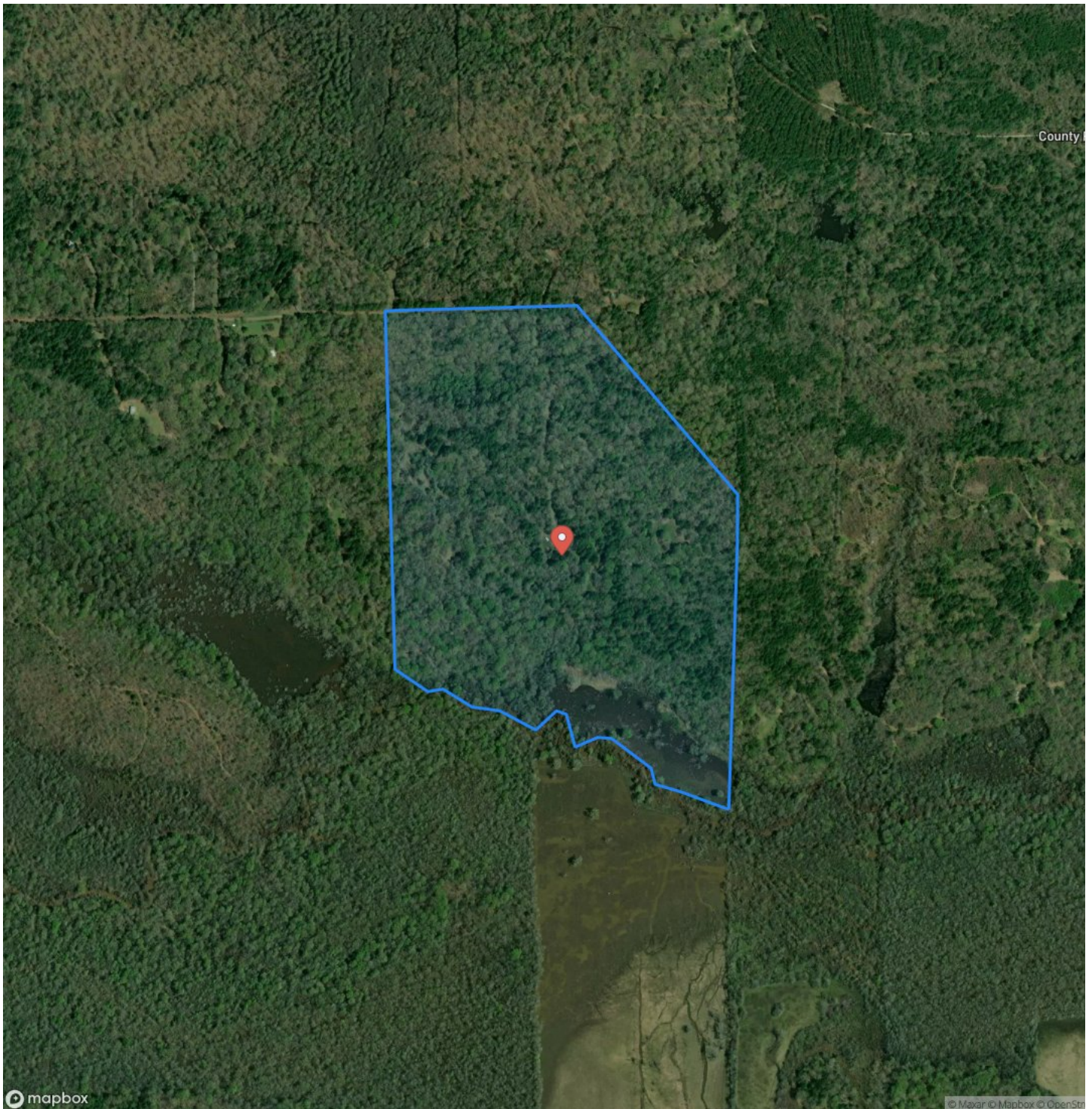
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian DePriest

Mobile

(903) 556-6375

Office

(501) 219-8600

Email

bdepriest@forestryrealestate.com

Address

216 Olive St.

City / State / Zip

Texarkana, AR 71854

NOTES

[illegible]

[illegible]

<https://www.forestryrealestate.com/>

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.



DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
<https://www.forestryrealestate.com/>

