

**Hidden Lake Ranch 21.72 Acres Athens Tx**  
6344 Fm 2709  
Athens, TX 75752

**\$1,300,000**  
21.72± Acres  
Henderson County



## Hidden Lake Ranch 21.72 Acres Athens Tx Athens, TX / Henderson County

### SUMMARY

#### Address

6344 Fm 2709

#### City, State Zip

Athens, TX 75752

#### County

Henderson County

#### Type

Hunting Land, Ranches, Recreational Land, Residential Property, Lakefront, Single Family

#### Latitude / Longitude

32.30501 / -95.882053

#### Dwelling Square Feet

3,804

#### Bedrooms / Bathrooms

4 / 2

#### Acreage

21.72

#### Price

\$1,300,000

#### Property Website

<https://www.mossyoakproperties.com/property/hidden-lake-ranch-21-72-acres-athens-tx/henderson/texas/88775/>



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### **PROPERTY DESCRIPTION**

#### **Hidden Lake Ranch – 21.72 Acres in Athens, Texas**

For more information regarding this listing please contact Keaton Livingston [469-734-3112](tel:469-734-3112)

Welcome to Hidden Lake Ranch, a rare 21.72-acre property in Athens, Texas, that combines the beauty of East Texas land with outstanding recreational opportunities. Centered around a breathtaking private lake and complemented by a rustic log home, this ranch offers the perfect retreat for fishing, waterfowl hunting, trail riding, and peaceful country living all just over an hour from Dallas.

#### **Scenic Views & Water Features**

At the heart of the ranch lies a 5-acre spring-fed lake, fed year-round by two natural springs that keep water levels constant. The lake has been meticulously managed and stocked multiple times with Florida-strain largemouth bass and baitfish, producing trophy bass fishing with a lake record over 12 pounds.

Four well-placed fishing docks provide excellent access to the water, while the lake itself is hidden from the road by mature tree cover—creating unmatched privacy and seclusion. In the winter, thousands of ducks pour into the lake, making this property a dream for waterfowl enthusiasts.

#### **Rustic Log Cabin Home**

Overlooking the water is a 3,804 sq ft rustic log cabin with expansive windows that frame stunning views of the lake. The home features four bedrooms and two bathrooms in a spacious two-story layout, with the primary suite conveniently located downstairs. The primary suite is exceptionally large, offering a comfortable sitting area, a massive bathroom, and private access to a deck complete with a hot tub for the ultimate retreat. Inside, the living area is anchored by a charming wood-burning fireplace, creating a warm and inviting focal point. A breakfast nook provides the perfect spot to enjoy casual meals with a view, while a large pantry and laundry room add convenience and functionality. A generous front porch offers an ideal place to start the morning or wind down in the evening while overlooking the peaceful lake. Combining the warmth and charm of log cabin living with modern comfort, this home is equally well-suited as a full-time residence or a weekend getaway.

#### **Ranch Infrastructure**

Supporting the property is a log cabin barn, ideal for equipment storage. Above the barn sits an office space, giving you the ability to work remotely while still enjoying the peace of the ranch.

Multiple trails wind throughout the ranch, offering opportunities for hiking, horseback riding, and ATV adventures. The owner has also created peaceful sitting areas across the property where you can slow down, relax, and enjoy nature.

#### **The Perfect Blend**

Hidden Lake Ranch offers a rare blend of trophy bass fishing, abundant wildlife, rustic charm, and convenience. Despite its seclusion, the property features paved road access, a winding driveway, and is only 10 miles from downtown Athens, which offers shopping and dining. Even better, it's only 1 hour and 10 minutes from downtown Dallas, making weekend getaways simple and convenient.



#### Location

- 10 miles to Athens, TX
- 70 miles to Dallas, TX (1 hr 10 min)

#### Water

- 5-acre spring-fed lake (constant level)
- 2 natural springs feeding the lake
- Creek that holds water year around
- 4 docks for fishing and recreation

#### Improvements

- 3,804 sq ft log cabin 4 bed, 2 bath Primary suite downstairs Expansive windows & lake views
- Log cabin barn with office above
- Multiple docks, trails, and recreation areas

#### Wildlife

- Trophy bass fishing (record over 12 lbs)
- Stocked with Florida-strain bass and baitfish
- Thousands of ducks in the winter months
- Whitetail deer frequent the property
- Abundant East Texas birdlife and wildlife

#### Current Use

- Private retreat and homestead
- Recreational property with exceptional fishing and hunting

#### Potential Use

- Homestead or full-time residence
- Weekend retreat
- Fishing & hunting property
- Investment property

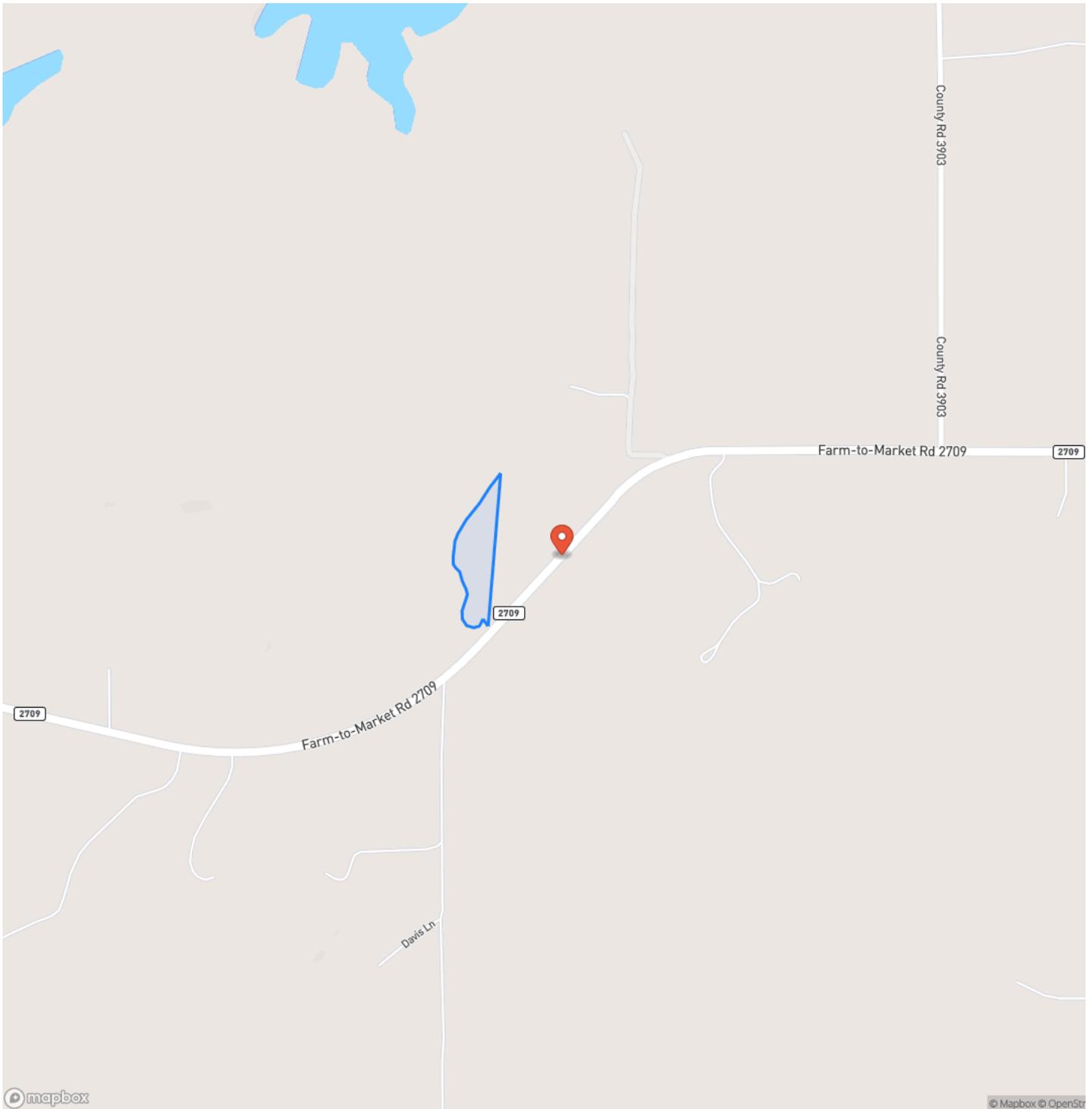
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## Locator Map





## Satellite Map







## **DISCLAIMERS**

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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