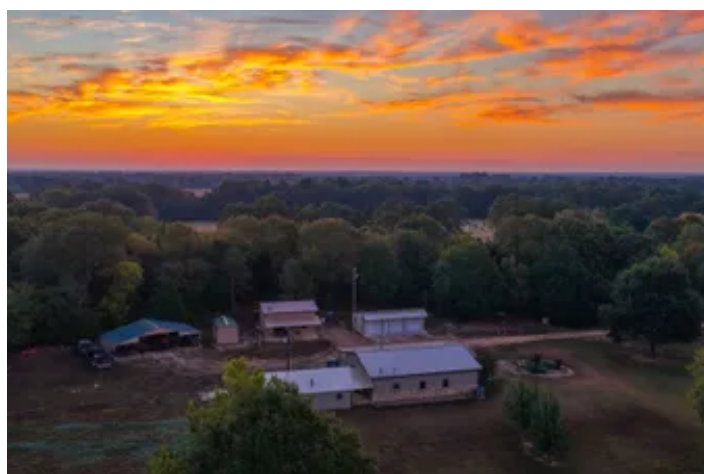
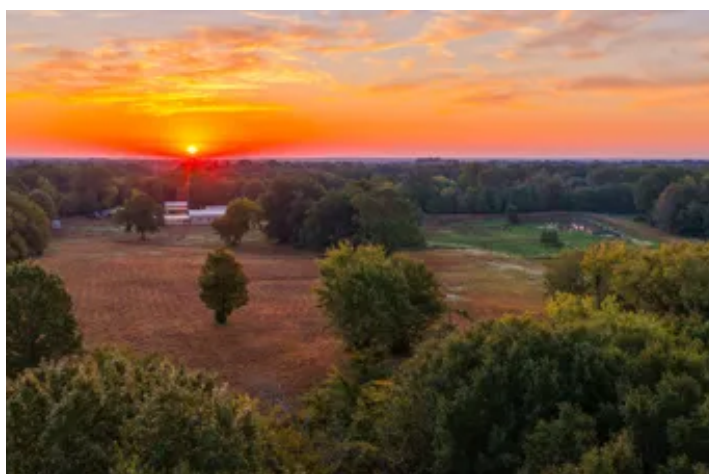


Heritage Oaks Ranch - 103 Acres Premier Deer and Duck
Hunting Lamar County
711 County Road 44190
Powderly, TX 75473

\$1,495,000
103± Acres
Lamar County



Heritage Oaks Ranch - 103 Acres Premier Deer and Duck Hunting Lamar County Powderly, TX / Lamar County

SUMMARY

Address

711 County Road 44190

City, State Zip

Powderly, TX 75473

County

Lamar County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property

Latitude / Longitude

33.804389 / -95.500031

Dwelling Square Feet

2,025

Bedrooms / Bathrooms

3 / 2

Acreage

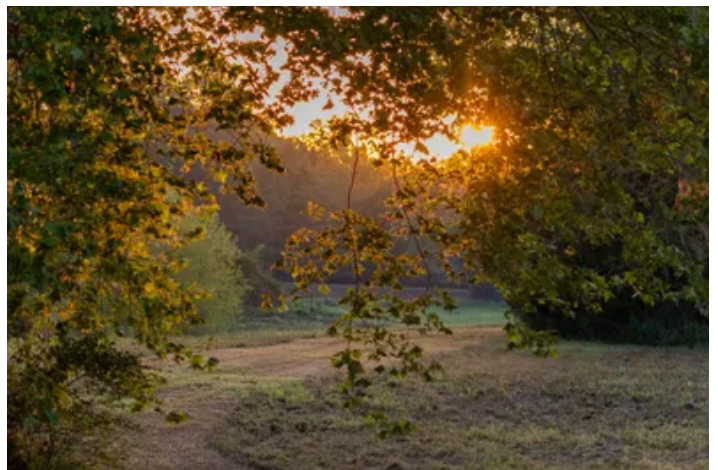
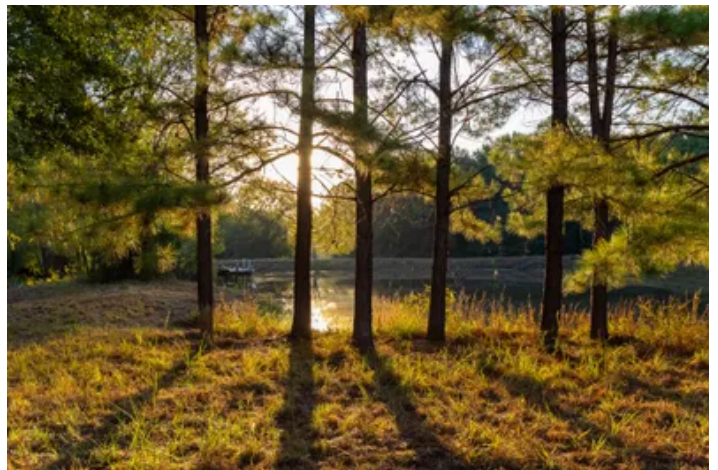
103

Price

\$1,495,000

Property Website

www.mossyoakproperties.com



Heritage Oaks Ranch - 103 Acres Premier Deer and Duck Hunting Lamar County Powderly, TX / Lamar County

PROPERTY DESCRIPTION

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

HERITAGE OAKS RANCH - 103 ACRE PREMIER NORTHEAST TEXAS HUNTING RETREAT

Located just outside of Powderly in Lamar County, Texas, Heritage Oaks Ranch is a 103 acre premier hunting and recreational property offering exceptional waterfowl hunting, outstanding whitetail deer habitat, mature hardwood timber, and excellent fishing. With two established duck sloughs, approximately 88 acres of thick hardwoods, multiple hunting blinds, and two residences, this turnkey Northeast Texas retreat is ready to enjoy from day one.

EXCEPTIONAL WATERFOWL HUNTING

Waterfowl hunting is a standout feature of Heritage Oaks Ranch, with two established duck sloughs offering completely different hunting experiences. The larger slough encompasses approximately 4 acres of open water with two duck blinds and a water control structure allowing the owner to drain and manage water levels for seasonal planting and flooding. The second slough consists of approximately 1.5 acres of flooded timber, featuring an oversized duck blind designed to allow hunters to drive their side-by-side directly inside. Both sloughs offer excellent opportunities to plant preferred waterfowl food sources such as millet or rice, creating ideal conditions for attracting migrating ducks.

PRIME WHITETAIL HABITAT & RECREATION

Beyond the duck hunting, the ranch features approximately 88 acres of dense, mature hardwood timber with towering oak trees, multiple creeks, and natural draws that create excellent bedding habitat and travel corridors for whitetail deer. Two established food plots totaling just over 2 acres, multiple ladder stands, and a large elevated box blind with side-by-side parking underneath make this property ready for deer season. An extensive network of established trails provides convenient access throughout the ranch while maintaining the thick cover that makes this property so attractive to wildlife. A fishing pond encompassing just over an acre offers excellent bass and catfish fishing, complete with a dock overlooking the water.

SECLUDED RESIDENCES & IMPROVEMENTS

Tucked away at the end of a private half-mile driveway, the ranch features a 2,050 square-foot main residence with one bedroom, one bathroom, and spacious covered porches overlooking the duck slough. A separate 900 square-foot guest cabin offers two bedrooms, one bathroom, and a full kitchen, providing comfortable accommodations for family and hunting guests. Additional improvements include 1,125 square feet of covered equipment parking, a tool barn, and an 880 square-foot shop with three roll-up doors. The main residence is serviced by county water, and an additional water well is located on the property. An approximately 5-acre fenced pasture offers flexibility for horses, livestock, or hay production.

THE OVERVIEW

Heritage Oaks Ranch offers an exceptional combination of managed waterfowl habitat, prime whitetail hunting, fishing, and well-established improvements on a secluded 103 acre property. Whether you're chasing ducks through the flooded timber, hunting mature whitetails beneath the towering oaks, or spending time with family overlooking the water, this ranch offers a complete Northeast Texas recreational retreat.

LOCATION:

- Just outside of Powderly in Lamar County, Texas
- North of Paris, Texas
- Private half-mile driveway leading to the improvements
- 103 contiguous acres



IMPROVEMENTS:

- 2,050 SF main residence | 1 bedroom, 1 bathroom, covered porches overlooking the duck slough
- 900 SF guest cabin | 2 bedrooms, 1 bathroom, full kitchen
- 880 SF shop with three roll-up doors
- 1,125 SF covered equipment parking
- Tool barn behind the main residence
- Multiple duck blinds, ladder stands, and large elevated box blind
- Extensive interior trail system

WATER:

- 4 acre open-water duck slough with two blinds and a water control structure
- 1.5 acre flooded timber duck slough with oversized drive-in blind
- 1 acre fishing pond with dock, bass, and catfish
- Multiple natural creeks and draws
- County water servicing the main residence
- Additional water well on the property

VEGETATION & TERRAIN:

- Approximately 88 acres of dense, mature hardwood timber
- Numerous large oak trees throughout the property
- Multiple draws and creek corridors providing excellent deer habitat
- Two established food plots totaling just over 2 acres
- Approximately 5-acre fenced pasture
- Established trails providing access throughout the ranch

WILDLIFE:

- Whitetail deer
- Ducks and migratory waterfowl
- Bass and catfish
- Additional native Northeast Texas wildlife

CURRENT & POTENTIAL USE:

- Whitetail deer and waterfowl hunting
- Fishing and outdoor recreation
- Private family hunting retreat
- Weekend getaway or full-time residence
- Wildlife and habitat management
- Horses, livestock, or hay production

ACCESS:

- Private half-mile driveway
- Established interior trails accessible by side-by-side or ATV
- Convenient proximity to Powderly and Paris, Texas

SHOWINGS:

- All showings by appointment only
- Buyer's agent must be present at the buyer's first showing to be eligible for buyer-agent compensation
- Contact the listing agent to schedule a private showing

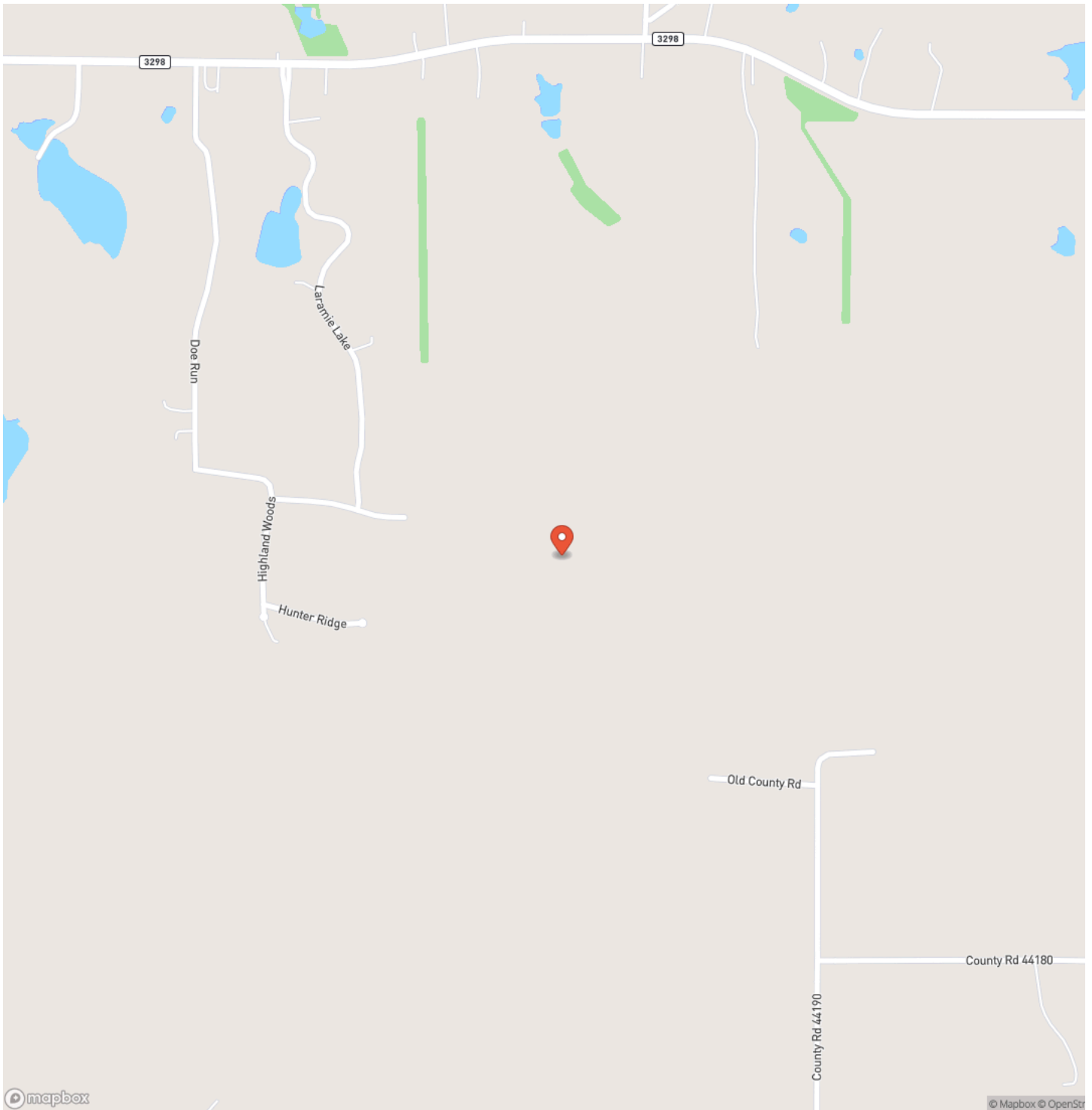
For more information regarding this listing please contact Keaton Livingston with Mossy Oak Properties Lone Star Farm & Ranch.



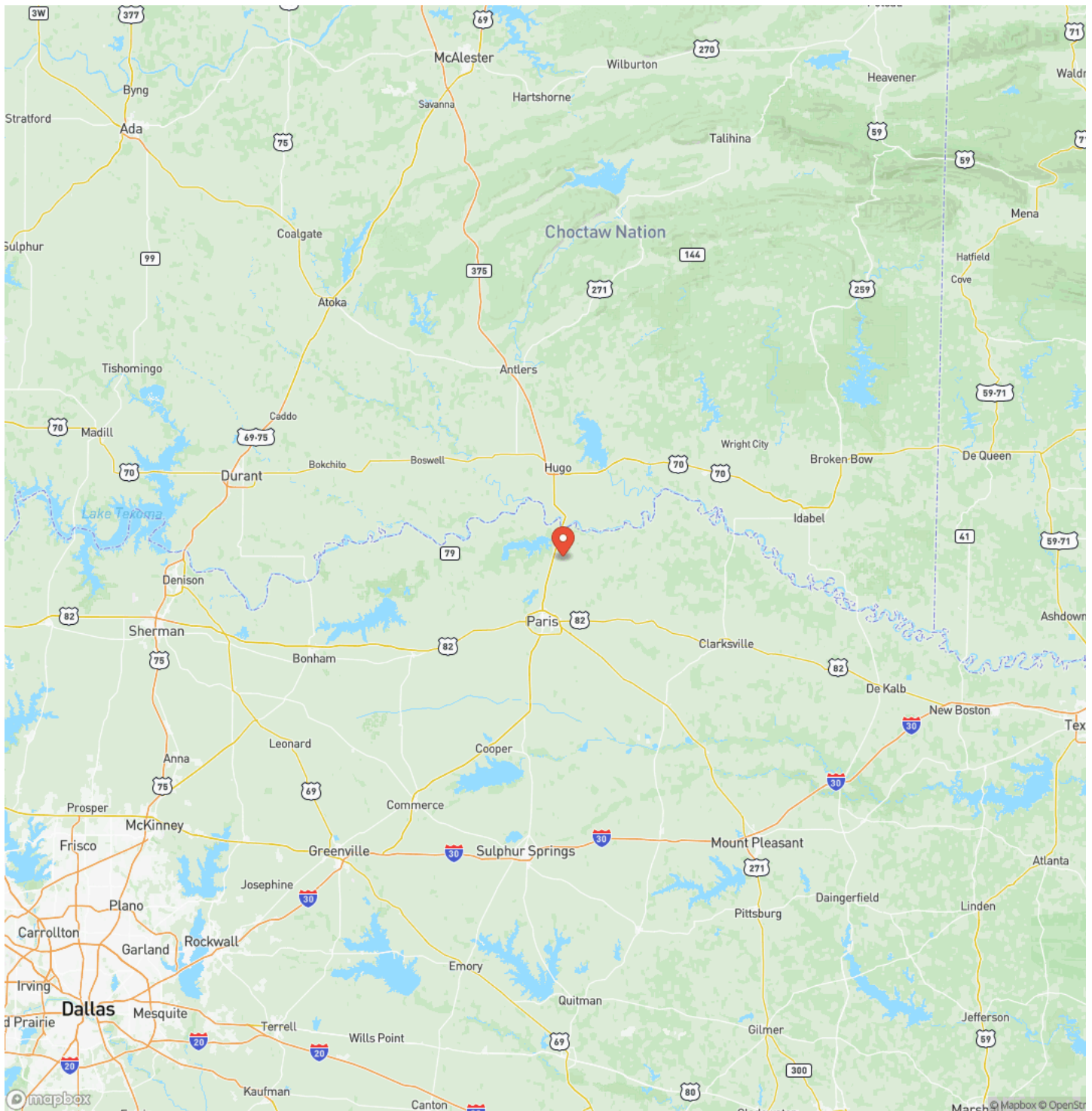
**Heritage Oaks Ranch - 103 Acres Premier Deer and Duck Hunting Lamar County
Powderly, TX / Lamar County**



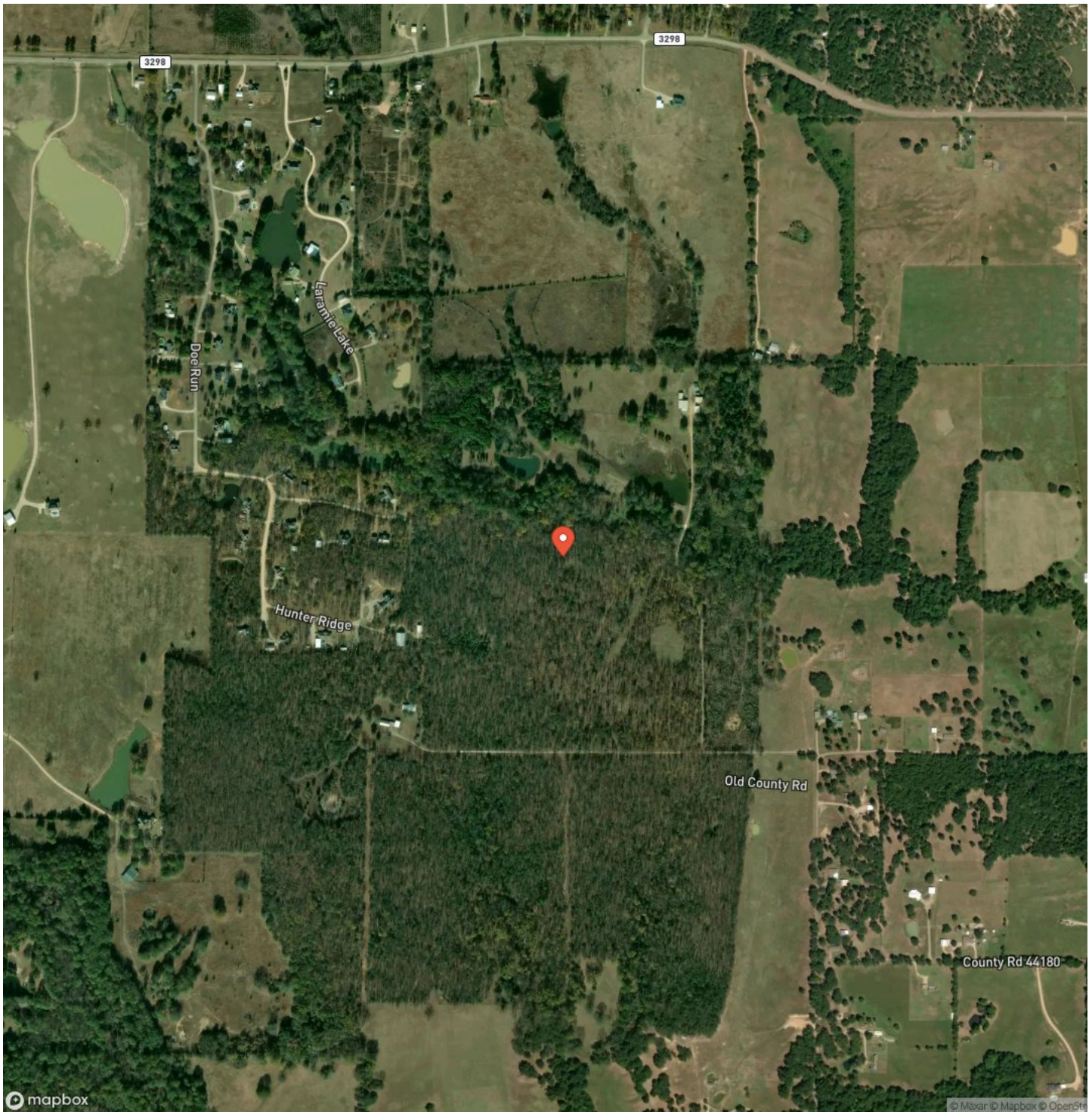
Locator Map



Locator Map



Satellite Map



Heritage Oaks Ranch - 103 Acres Premier Deer and Duck Hunting Lamar County Powderly, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Keaton Livingston

Mobile

(469) 734-3112

Office

(469) 734-3112

Email

klivingston@mossyoakproperties.com

Address

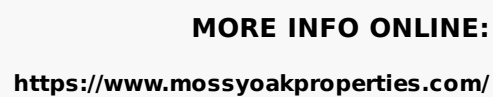
4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES

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DISCLAIMERS

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.



Mossy Oak Properties Lone Star Farm and Ranch
2140 CR 16
Childress, TX 79201
(833) 466-7389
<https://www.mossyOakproperties.com/>
