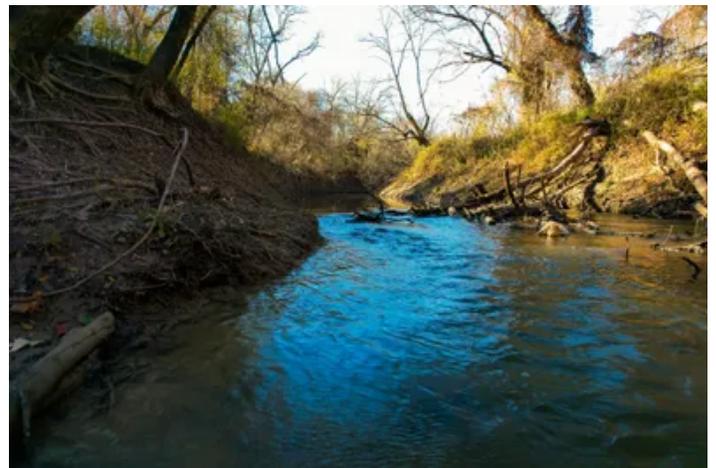
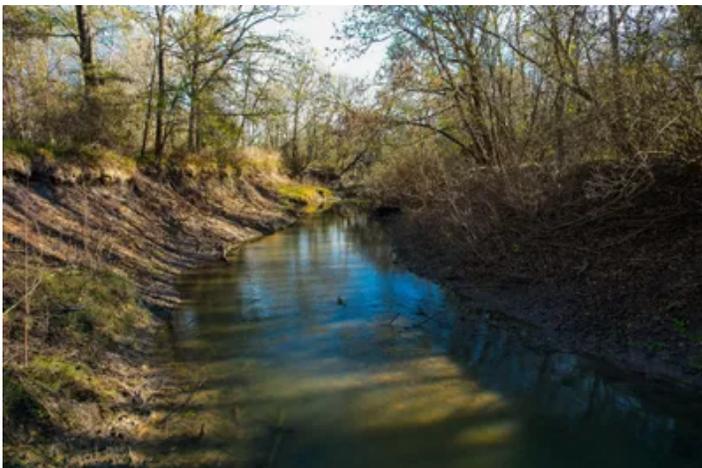


211.72 Acres of Premiere Hunting Bottomland on the
Sabine River
000 Hwy 19
Emory, TX 75440

\$749,000
211.72± Acres
Rains County



**211.72 Acres of Premiere Hunting Bottomland on the Sabine River
Emory, TX / Rains County**

SUMMARY

Address

000 Hwy 19

City, State Zip

Emory, TX 75440

County

Rains County

Type

Hunting Land, Riverfront, Ranches, Timberland, Undeveloped Land

Latitude / Longitude

32.780194 / -95.795035

Acreage

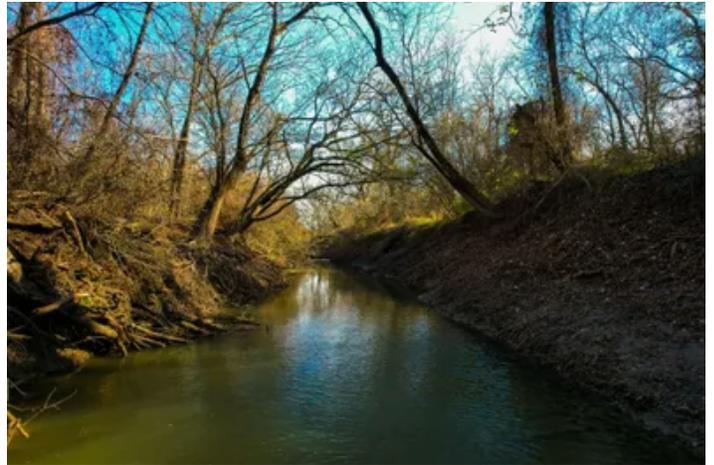
211.72

Price

\$749,000

Property Website

<https://www.mossoakproperties.com/property/211-72-acres-of-premiere-hunting-bottomland-on-the-sabine-river/rains/texas/96353/>



211.72 Acres of Premiere Hunting Bottomland on the Sabine River Emory, TX / Rains County

PROPERTY DESCRIPTION

Old Sabine Bottom – 211.72 Acres of Recreational Property

For more information regarding this listing please contact Chris Malinowski at [214-991-2595](tel:214-991-2595)

Welcome to the Old Sabine Bottom an exceptional 211.72 acre property located in the legendary Sabine River bottomlands of Emory, Texas. This rare offering has been the exclusive hunting and recreational retreat for a prominent East Texas family for over 50 years. This gorgeous parcel features highly fertile soil, outstanding water frontage and classic East Texas character making it a premier hunting, recreational and long-term investment property.

Bottomland, Soils & Water Features

This property is highlighted by approximately 3,200 feet of Sabine River frontage along with roughly 2,250 feet of frontage on Little Slough, and Yellow Steer Slough creating a diverse and highly productive wildlife corridor. The land has alluvial black dirt river bottom soil, well known for its fertility supporting hardwoods and abundant wildlife forage.

The property is heavily wooded with mature bottomland hardwoods including Overcup, Willow and Water Oak as well as Sweet Gum, Ash and Hickory providing both rugged beauty and excellent habitat for wildlife. The sloughs and river frontage enhance the recreational appeal and offer tremendous potential for waterfowl habitat. In addition to the waterfowl habitat that exists the land sets up well to add water control structures and drainable marshes.

Excellent Hunting & Wildlife

The Old Sabine Bottom offers outstanding year-round hunting opportunities. The property is home to trophy whitetail deer, abundant winter waterfowl, feral hogs along with squirrels and cottontails. Surrounded by large like-minded sportsman neighbors, at almost 2000 acres to the west and approximately 600 acres to the east, this area benefits from quality wildlife management, privacy and responsible land stewardship.

Exceptional Access & Location

Conveniently located off State Highway 19 Emory Texas 75440, the property boasts approximately 2,500 feet of paved State Highway 19 frontage. There are no county or dirt roads to traverse in order to access the property and as its all highway between any of the metropolitan markets and the entrance it makes for a short commute. From Downtown Dallas to the gate is 75 miles only 1 hr 9 minutes and 1 hr 20 min from McKinney. If you have a shopper on your team the famous "Canton Trade Days" is only 20 min up Hwy 19. The acreage spans both the east and west sides of the highway and with the bridge its easy to get to both sides of the river and sloughs—an extremely rare and valuable feature.

In addition to the access advantages the property is ideally positioned just minutes from Lake Fork, widely recognized as the best bass fishing lake in the country.

A Rare Opportunity

Whether you are seeking a premier hunting property, an exclusive recreational retreat or a high-quality land investment, the Old Sabine Bottom delivers an unmatched combination of fertile river bottom soils, significant water frontage, accessibility, and privacy. Properties of this size and quality in the Sabine River bottomlands rarely come available.

LOCATION:

- Emory, Texas
- Approximately 8 miles south of Emory
- 20 miles to Sulphur Springs, TX
- 37 miles to Tyler, TX
- 72 miles to Downtown Dallas, TX
- Minutes from Lake Fork

WATER:

- Approximately 3,200 feet of Sabine River frontage
- Approximately 2,250 feet of Little and Yellow Steer Slough frontage
- Bottomland sloughs and seasonal wet areas ideal for waterfowl habitat

CLIMATE:

- East Texas climate with mild winters and long growing seasons

UTILITIES:

- Can be accessed

WILDLIFE:

- Trophy whitetail deer
- Waterfowl
- Feral hogs
- Squirrels
- Cottontails

MINERALS:

- Minerals do not convey with the sale of the property

VEGETATION:

- Mature bottomland hardwoods
- Overcup Oak
- Willow Oak
- Water Oak

TERRAIN:

- Flat to gently rolling Sabine River bottomland

SOILS:

- Fertile black dirt river bottom soil

CURRENT USE:

- Recreational
- Hunting

POTENTIAL USE:

- Recreational ranch
- Hunting property



- Investment property

NEIGHBORS:

- Large, like-minded sportsman neighbors
- Predominantly recreational and hunting properties

FENCING:

- Fair

ACCESS:

- Approximately 2,500 feet of paved State Highway 19 frontage
- Bridge access providing travel to both east and west sides of the property

For more information regarding this listing please contact Chris Malinowski at [214-991-2595](tel:214-991-2595)



**211.72 Acres of Premiere Hunting Bottomland on the Sabine River
Emory, TX / Rains County**



Locator Map



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.



Mossy Oak Properties Lone Star Farm and Ranch
2140 CR 16
Childress, TX 79201
(833) 466-7389
MossyOakProperties.com

