

Timber Tract Near Lake Gladewater
White Oak Rd
Gladewater, TX 75647

\$524,800
63.75± Acres
Upshur County



Timber Tract Near Lake Gladewater Gladewater, TX / Upshur County

SUMMARY

Address

White Oak Rd

City, State Zip

Gladewater, TX 75647

County

Upshur County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

Latitude / Longitude

32.5583 / -94.9791

Acreage

63.75

Price

\$524,800

Property Website

<https://arrowheadlandcompany.com/property/timber-tract-near-lake-gladewater/upshur/texas/103948/>



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PROPERTY DESCRIPTION

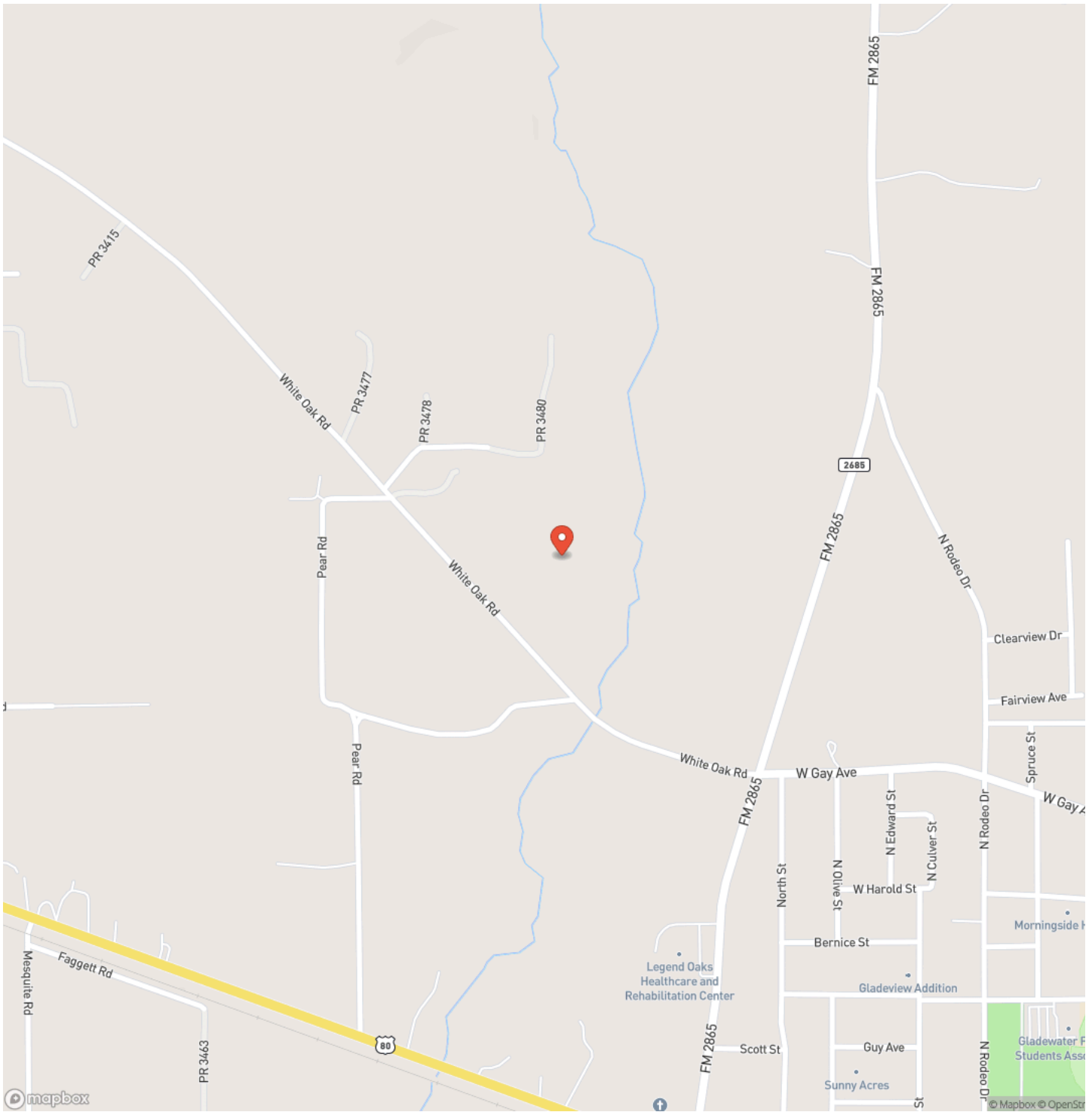
Take a look at this beautiful and versatile 63.75± acre tract in Upshur County, ideally located just outside Gladewater and only minutes from Lake Gladewater. With paved frontage along White Oak Road and readily available electricity, this property is primed for immediate use, future development, or building your dream home. The land features a unique and highly desirable layout, with White Oak Road running through the tract, offering convenient access and natural division. The current owner is willing to subdivide, providing flexibility for buyers looking to develop, invest, or purchase a smaller, customized tract. This creates an excellent opportunity for developers to design a residential acreage community or for individuals seeking the perfect setting to build a private estate with space, views, and room to grow. The rolling topography offers elevated ground on both sides of a scenic central valley, where a creek/marsh area enhances both the beauty and functionality of the property. Covered in mature pine timber and towering oaks, this tract offers outstanding habitat for wildlife, making it a great recreational property for hunting, trail riding, or simply enjoying the East Texas outdoors. The mix of elevation changes, water features, and timber creates a rare combination of privacy, usability, and natural beauty. Multiple high points across the property present excellent homesite opportunities, many with sweeping views overlooking the valley below. Whether you're looking to develop, invest, or build your dream home, this property offers the flexibility to do it all. Conveniently located just ±4 minutes from Gladewater, ±25 minutes from Longview, and approximately 2 hours and 35 minutes from DFW, this tract combines peaceful country living with easy access to nearby amenities. All showings are by appointment only. For more information or to schedule a private tour, please contact Kayla Flanary at [\(903\) 440-6906](tel:9034406906).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

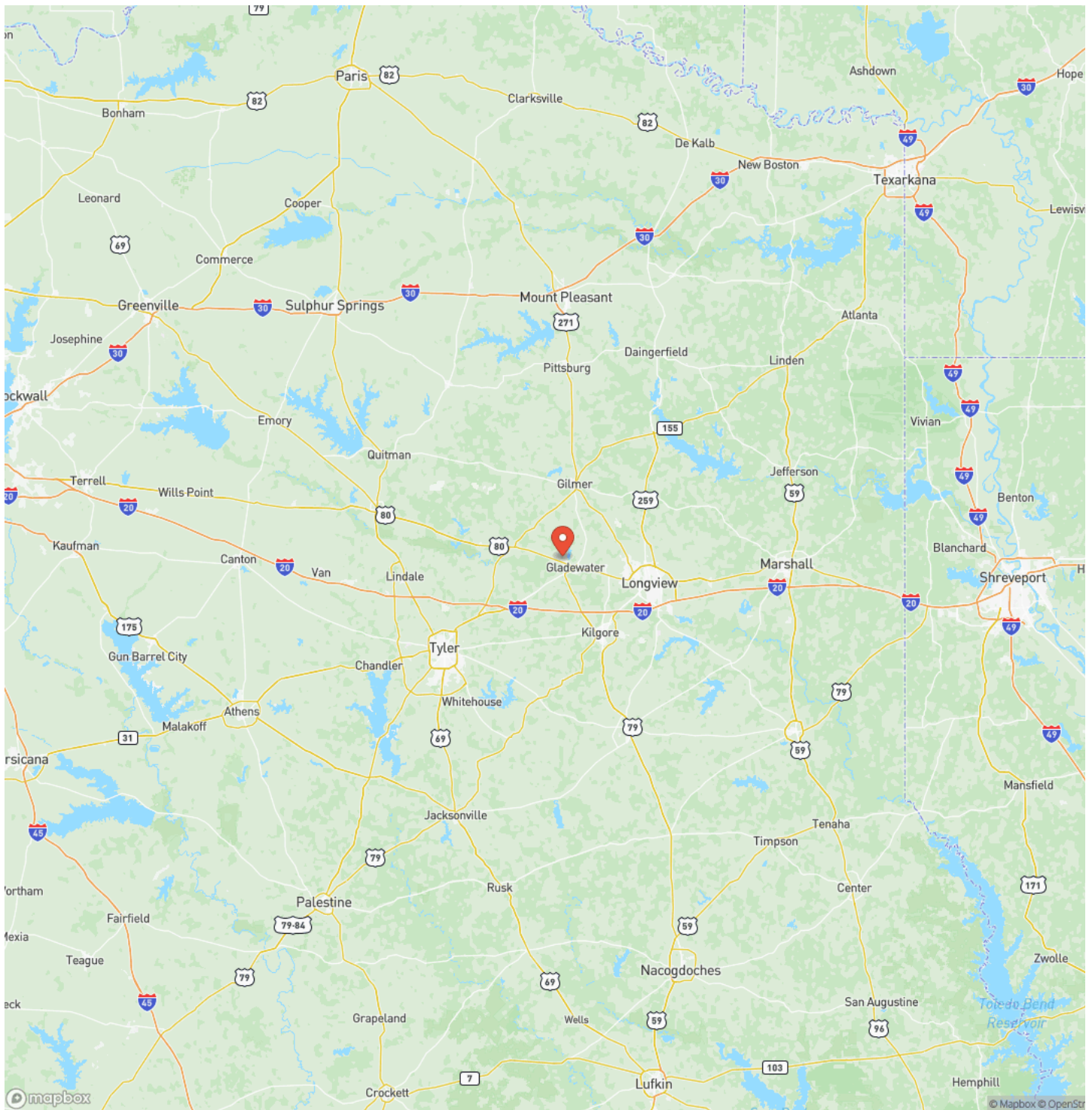
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Gladewater, TX / Upshur County**



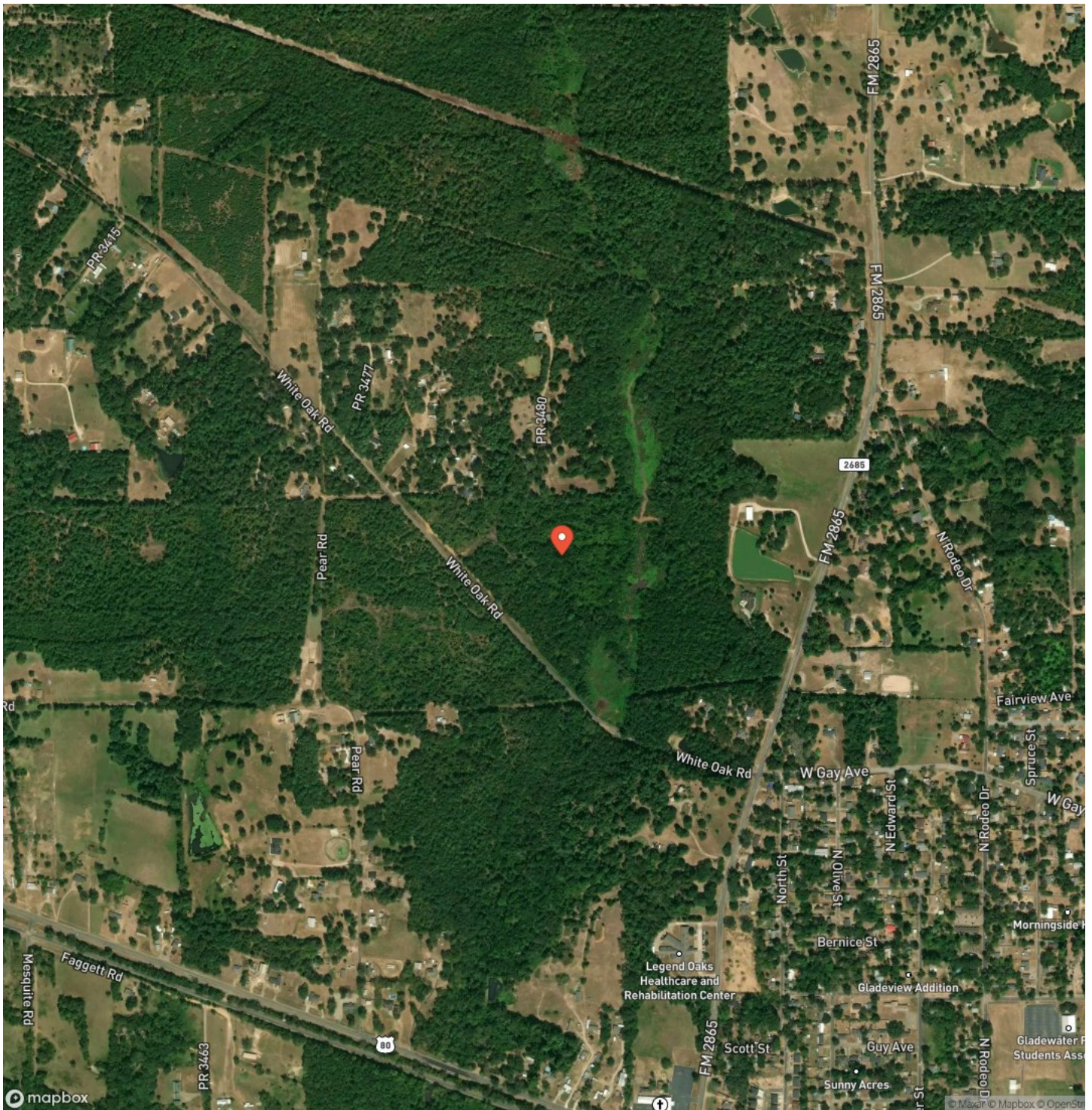
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.

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