

Oakridge Road #4
1155 Oakridge Road
Texarkana, TX 75503

\$255,000
88± Acres
Bowie County



Oakridge Road #4
Texarkana, TX / Bowie County

SUMMARY

Address

1155 Oakridge Road null

City, State Zip

Texarkana, TX 75503

County

Bowie County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.521034 / -94.15554

Acreage

88

Price

\$255,000

Property Website

<https://moplandandhome.com/property/oakridge-road-4/bowie/texas/96714/>



PROPERTY DESCRIPTION

88± Acres Hunting & Recreational Property - Northeast Texas

Exceptional opportunity to own 88± acres of prime land in Northeast Texas, perfectly suited for hunting and outdoor recreation. The tract contains approximately 42 acres of WRP protected lands and approximately 46 acres of unencumbered ground. The unencumbered portion of the tract can be used, converted or modified at the owners discretion. This diverse property offers outstanding **deer hunting**, and **waterfowl hunting**, with a mix of wetlands, timber, and native habitat that consistently attracts wildlife.

The land features a well-established **WRP (Wetlands Reserve Program)** environment, creating ideal conditions for waterfowl and whitetail deer. Multiple ponds and wetland areas provide excellent waterfowl potential and year-round water sources for wildlife. The tract also features various age classes and specie composition of maturing hardwoods, many of which are now of mast producing size and age.

Enjoy miles of **ATV/UTV trails** winding throughout the property, making access easy for hunting, scouting, or simply enjoying the outdoors. A **private gated entrance** ensures privacy and security, offering a secluded retreat for personal use or a premier hunting lease investment.

Whether you're looking for a top-tier **hunting property**, a recreational getaway, or a long-term land investment, this Northeast Texas tract delivers exceptional habitat, privacy, and year-round outdoor enjoyment.

Give me a call today for a personal tour.

Oakridge Road #4
Texarkana, TX / Bowie County



Locator Map



Locator Map



Satellite Map



Oakridge Road #4
Texarkana, TX / Bowie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

Mobile

(870) 818-5418

Office

(870) 807-6731

Email

mclayton@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES



MORE INFO ONLINE:

<https://moplandandhome.com/>

[illegible]

<https://moplandandhome.com/>

DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
<https://moplandandhome.com/>

