

Salt Creek Ranch

150± ACRES | PANOLA COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

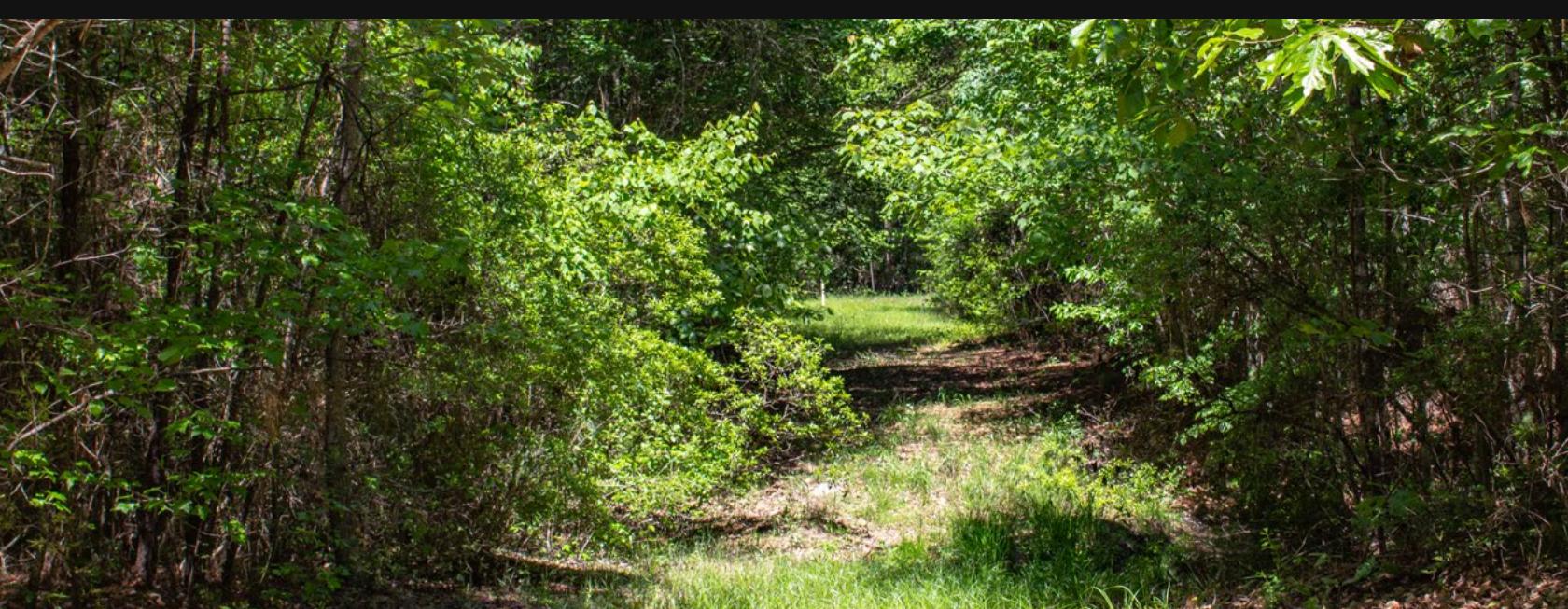
Texas Ranch Sales, LLC
830.741.8906

Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com





- TEXAS **DENSE TIMBERLAND** is well suited for timber and land investment
- TEXAS **FRONTAGE** on County Road 327 and 326
- TEXAS **WATER** is supplied by DeBerry Water Supply Company with a water meter on CR 326
- TEXAS **ELECTRICITY** is accessible
- TEXAS **LOW-FENCED** acreage that is an excellent recreational investment property
- TEXAS **ABUNDANT WILDLIFE** such as Whitetail, enjoy a great habitat with dense timber and draws
- TEXAS **BUILDING SITES** are ideal for a cabin, weekend retreat, or full-time residence
- TEXAS **SENDEROS** are already in place and would be the perfect spot for hunting blinds and feeders





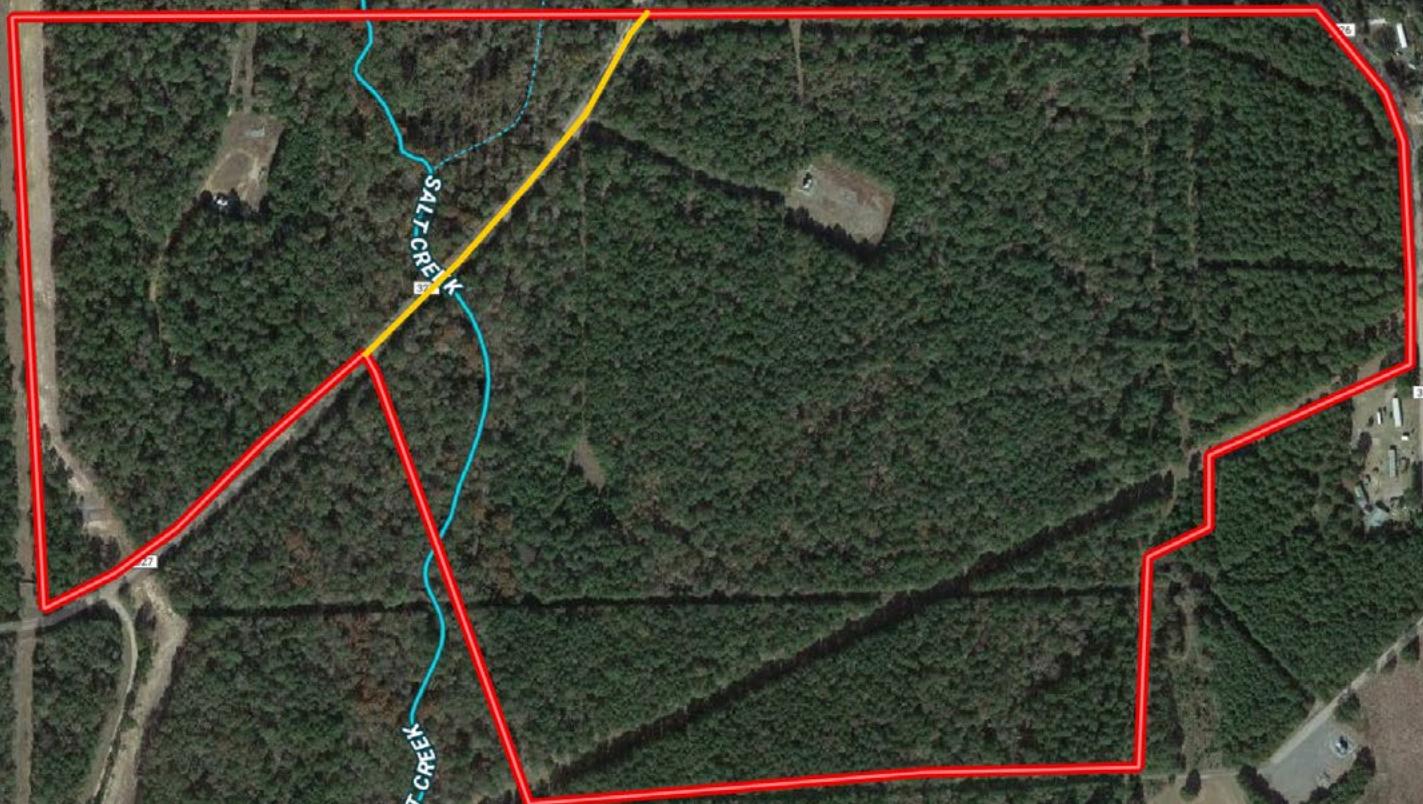
This 150± acre property is located just 16± miles east of Carthage, Texas and 36± miles west of Shreveport, Louisiana. The ranch is dissected by County Road 327, which severs 36± of the 150± total acreage, it can also be accessed on County Road 326 on the east side.

Salt Creek Ranch is East Texas timberland which is well suited for timber and land investment along with recreational enjoyment. Dense timber and draws create great habitat for the abundant wildlife including Whitetail deer and hogs that frequent the property. Pipeline and electric transmission right of ways make for great senderos to set up hunting blinds and feeders.

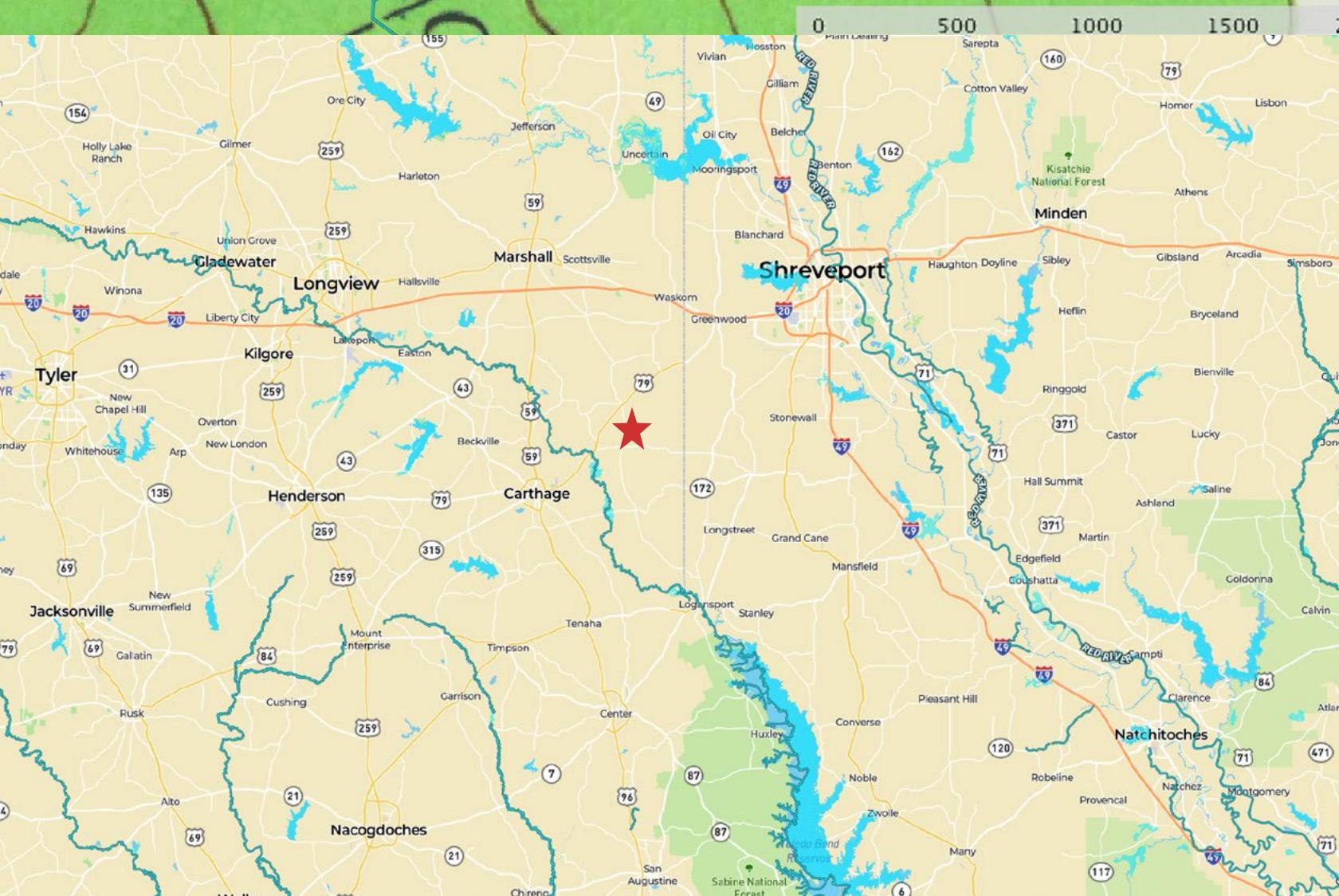
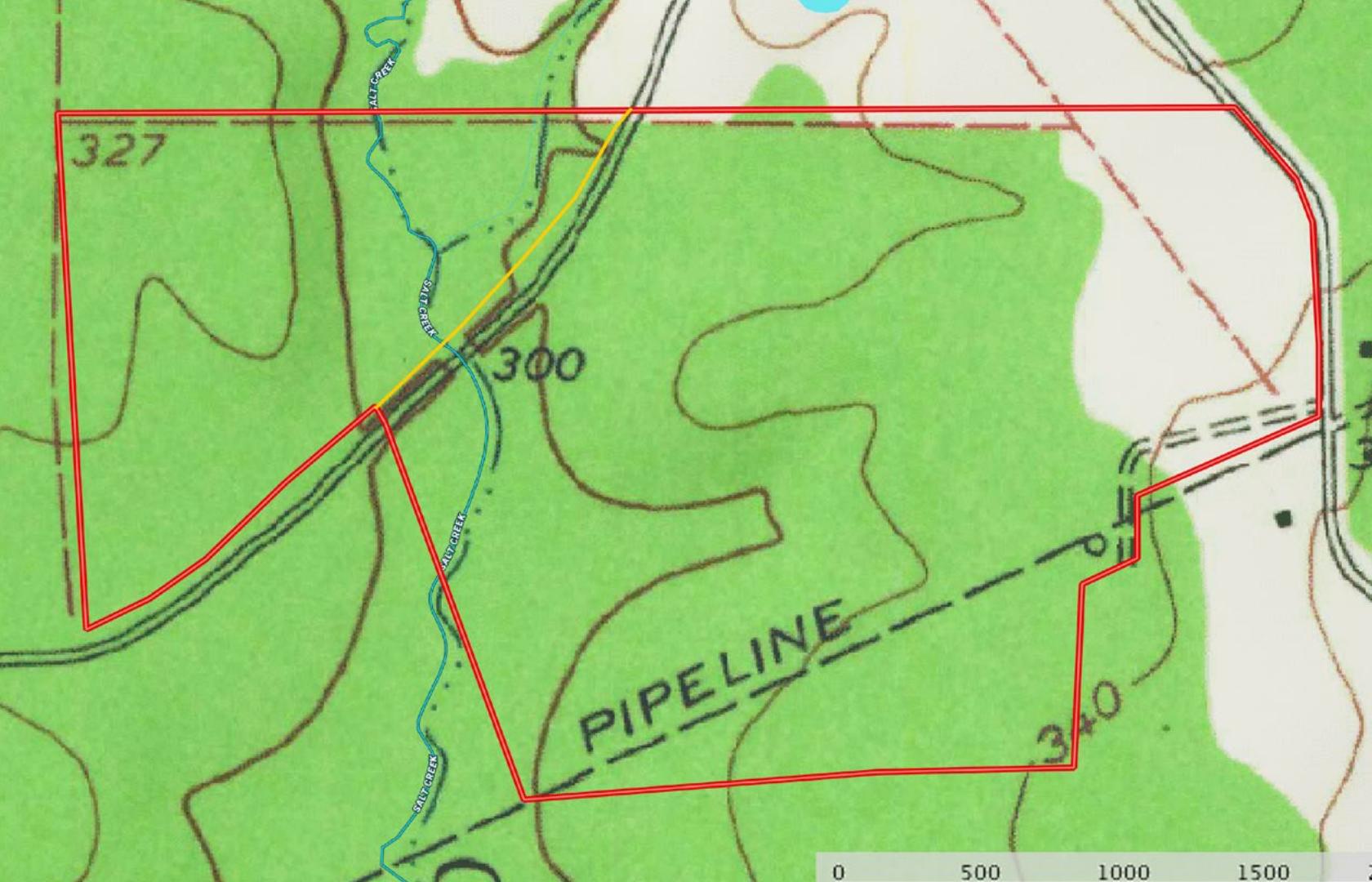
Approximately 1,650± feet of wet-weather Salt Creek traverse the ranch. The property is serviced by the DeBerry Water Supply Company with a water meter located on County Road 326, and electric is accessible.

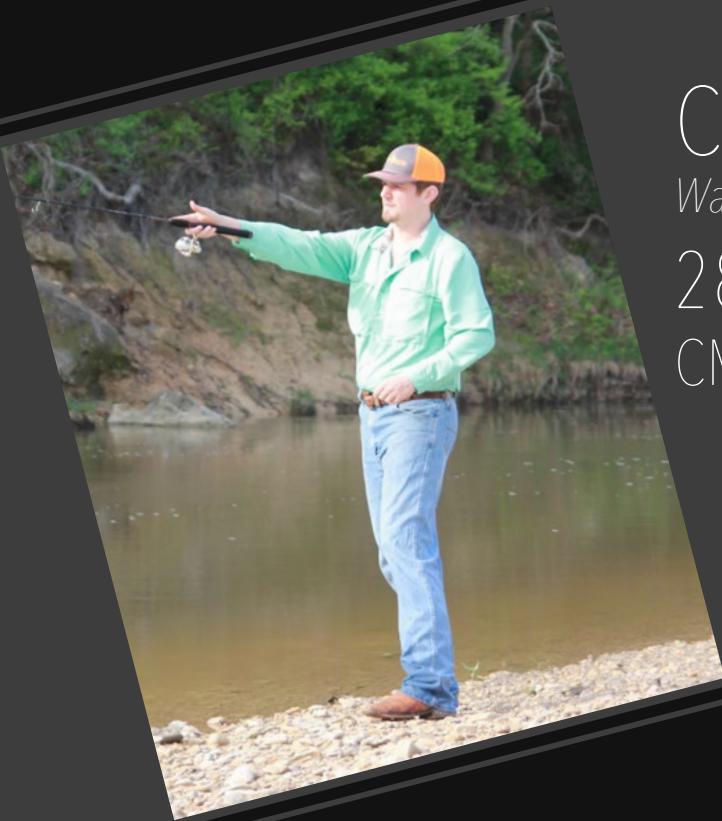
This low-fenced ranch has multiple ideal building spots for a cabin, weekend retreat, or full-time residence making it an excellent recreational investment property.





0 500 1000 1500





CHARLES MARSHALL

Waco, Texas

281.630.1803

CMarshall@TexasRanchSalesLLC.com



Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

TEXASRANCHSALESLLC.COM

830.741.8906

Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than \$750 million back to customers over the past decade. Partner with the premier lender.



JUSTIN RICHARD 254.230.6306
NMLS1085047

SHAWNA RANLEY 512.964.8998
NMLS612379
 capitalfarmcredit.com | NMLS493828



**Together we're better.
Partnership that really pays.**

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.