

AltaTerra Premier Properties

# For Sale

160± ACRE HUNTING PROPERTY

SUMNER, TEXAS



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HUNTING  
PROPERTIES  
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Property Location: 000 CR 36330, Sumner, Texas 75486 | **Contact For Pricing**

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Kim Ross, REALTOR®, Auctioneer • 903-491-6797 • TX Lic #668511

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SUMNER, TEXAS

## PRIME HUNTING LAND

**Whitetail Deer Hunting • Waterfowl Hunting • Hog & Predator Hunting**  
**Additional Game: Turkey, Doves, Squirrels, & Rabbits**

This 160± acre-hunting property in Lamar County, Texas, is ideal for a recreational retreat or a long-term land investment - the property delivers exceptional value and unmatched outdoor potential.



[AltaTerraPremier.com](http://AltaTerraPremier.com)



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# 160<sup>±</sup> ACRES



## Strategic Location

**Near Paris, Texas** – Just a short drive to town for restaurants, shopping, and outdoor gear

**Less than 2 Hours from Dallas-Fort Worth** –

Ideal for weekend hunting trips or a private escape from city life

**Easy Road Access** – Convenient entry points make navigating the land with ATVs, trucks, and hunting equipment hassle-free



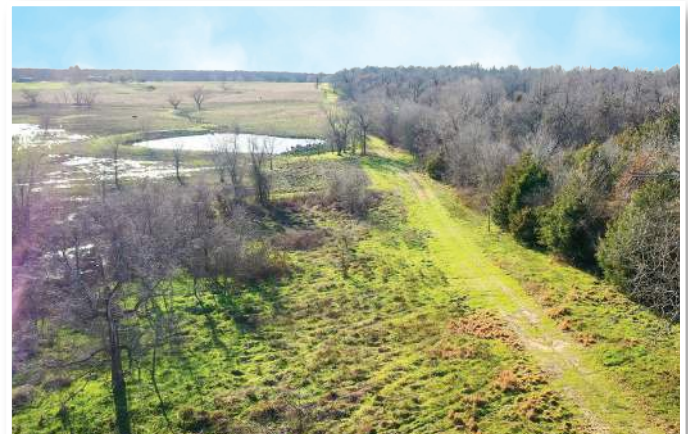
## Land Features

**160<sup>±</sup> Acres** – A mix of hardwood timber, open pastures, and water sources, creating a prime wildlife habitat

**Sanders Creek** – A reliable year-round water source, ideal for fishing, attracting game, and future waterfowl development

**Lush Native Grasses** – Support wildlife, livestock, and opportunities for developing food plots

**Ideal for Food Plots & Duck Sloughs** – With ample space, you can customize the property to enhance deer hunting, duck hunting, or agricultural use



## Recreational Activities

**ATV & Off-Road Trails** – Ride across miles of scenic trails through hardwood forests and open fields

**Horseback Riding & Hiking** – Enjoy the peaceful beauty of Northeast Texas' landscape

**Fishing & Camping** – Set up camp near Sanders Creek for year-round outdoor fun

**Wildlife Photography & Birdwatching** – Capture incredible Texas wildlife in its natural habitat

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