



# SCRAPPIN' VALLEY

---

## CORPORATE HUNTING LODGE

JASPER TEXAS | \$5,450,000

J.W. Ross, Broker & Land Pro  
903-491-1719 | [jw.ross@altaterrarealty.com](mailto:jw.ross@altaterrarealty.com)



**AltaTerra Realty  
and Auction LLC**







## Property Location

Experience the serene, natural beauty of East Texas at the Scrappin' Valley Wildlife Recreation Center, centrally located between Houston, Dallas, Austin & Shreveport.

Situated on 1,600+/- acres of woodland & timber, the Scrappin' Valley preserves the rustic feeling that is true to the region, yet is refined with many of today's modern amenities.

Today's sportsman can take full advantage of a hunting and recreational retreat from an individual or corporate level.



# About The Property



Scrappin' Valleys history has been rich in conservation management and corporate experiences. For conservation groups, recreation meets responsible forest management standards, where recreation and responsible forest management coexist. Scrappin' Valley has been a working forest providing fiber for wood and paper products, while also serving as a sanctuary for endangered species, and thriving habitat for native Texas wildlife.

Approximately, \$2.8 million worth of merchantable timber value is located on this property, allowing for both on-going operations and future investment. Outdoor activities abound at Scrappin' Valley, including trap and sporting clay ranges, as well as rifle and pistol ranges. Hunting and fishing enthusiasts will appreciate all that Scrappin' Valley has to offer. Home to one of the best managed whitetail deer herds in the state, the property has been upgraded with high-game fencing. Quail and wild turkey hunts are also popular in season, while feral hogs may be hunted year round. Quality fishing and rock-skipping can be taken advantage of stepping right outside the lodge to your fully-stocked, six-acre lake.



# About The Property



Whether for recreation or corporate use, take advantage of the abundance of amenities and first-class atmosphere of the premier lodge. Featuring a limestone fireplace, walls of loblolly pine, and floors of reclaimed sinker logs from the Sabine and Neches Rivers, guests can relax in the main lobby and enjoy the picturesque views overlooking the lake and forest, or retreat to one of the 19 double occupancy rooms, each featuring a private bath. The conference center is equipped with the latest audiovisual technology for your convenience. The facility offers flexible seating plans that can be customized to fit your needs. Options include theatre and conference style seating accommodating between 30-40 people. Multiple homes and staff quarters offer additional residential options in this already high-standard investment property.



## Recreation And Activities



- Game room that includes shuffleboard, a pool table and poker table
- Fire pit, horse shoe pit and washer pit
- Regulation tennis court
- Satellite television
- Fishing opportunities on Toledo Bend & Sam Rayburn lakes available
- Wildlife and nature tours
- Golfing at nearby resorts, including Rayburn County
- 1,600 acres with high game fence
- Sleeps up to 38 guests
- 19 double occupancy rooms with private baths





## Service And Amenities

- Private hunting opportunities include: white tailed deer, hogs, wild & propagated quail, chukar, eastern turkey, wild small game and predators
- Rifle & pistol range
- Five station trap range
- Seven station (50 shot) sporting clays
- Fully stocked, six acre bass fishing lake
- Corporate Event Facilities & Meeting Space
- Conference Center with audio-visual capabilities
- Seating options can accommodate 40 people theater style layout, or 30-40 people in classroom style layout





## Property Photos



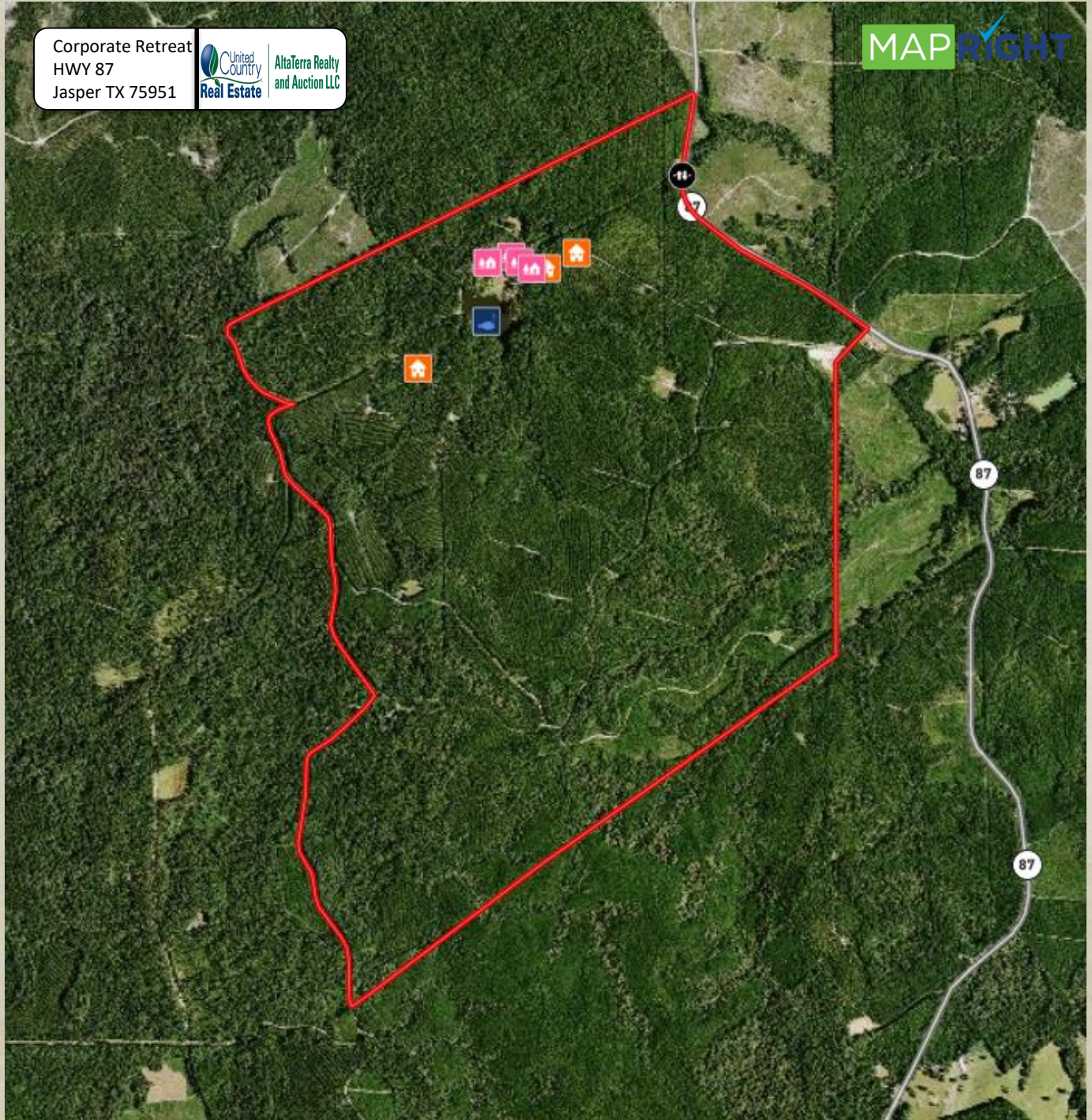


## Property Photos





# Aerial Map





## Appendix

### Contact Information

#### United Country AltaTerra Realty & Auction

J. W. Ross	Cell:	(903) 491 - 1719
Broker	Email:	<a href="mailto:jw.ross@altaterrarealty.com">jw.ross@altaterrarealty.com</a>
	Website:	<a href="http://www.altaterrarealty.com">www.altaterrarealty.com</a>
	Office:	(903) 438 - 2585



**AltaTerra Realty  
and Auction LLC**

**AltaTerra Realty  
and Auction LLC**

## Premier Texas Corporate Retreat

1,600 Acres

**OFFERED AT:**  
**\$5,450,000**

Location:  
HWY 87  
Jasper, TX 75951

Land Broker | J.W. Ross  
903-491-1719 | TX: 496806





**903-491-1719 | AltaTerraRealty.Com**

*"The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers."*