

DIAMOND G PROPERTIES, LLC is offering for sale its 670-acre tract located in Marion County, Texas just north of Caddo Lake, on the border of Louisiana. This tract is managed for timber and wildlife and is a premier whitetail deer habitat with excellent hunting for deer, squirrel, turkey, hogs and has a potential for duck. The deer have been managed over the last ten years with outstanding bucks scoring in the 160 plus range. In 2013 the #2 deer scored in East Texas by the Texas Parks and Wildlife Service was harvested off this tract. There are over twenty-five acres of food plots scattered throughout the property with twelve box stands each with feeders. There are seven protein feeders located on 100 acre spacings and placed in non-hunted areas. The acreage is not high fenced but is laid out perfectly for a high fenced property should that be your preference. However, if you prefer open range, this tract sits right in the middle of other large tracts owned by single owners and therefore the area is not over hunted or pressured.

In addition to the wildlife management, this tract has been managed for commercial timber. The soil type and terrain are favorable for the growing of pine and since the entire acreage is contiguous it is preferable for timber buyers and planters alike, who prefer larger tracts over multiple small tracts. Currently the acreage is made up of approximately the following age and species groups:

- 1) 190 acres mixed timber and hardwood bottoms,
- 2) 54 acres of roads, highlines, and food plots;
- 3) 80 acres pine timber planted in 2007;
- 4) 150 acres pine timber planted in 2013;
- 5) 196 acres pine timber planted in 2018

As mentioned above, this tract is just north of Caddo Lake and has a creek running through the property which eventually drains into Caddo Lake. This creek and a portion of the drainage area would make an excellent site for a large lake and offers the possibility for the development of a duck hole. The beginning steps have been put in place for the later but further work and development need to be implemented before duck hunting would become a real reality.

Although this tract is isolated in a sense, it is conveniently located approximately 35 miles from Shreveport, Louisiana, 18 miles from Jefferson, Texas and 24 miles from Marshall, Texas. The tract has easy highway access off FM 727 with approximately 800' of road frontage making the perfect location for a camp or farm house.