

SANDY SPRINGS RANCH



The duPerier
TEXAS LAND MAN
LLC





SANDY SPRINGS RANCH

1,200 ACRES • WOOD AND UPSHUR COUNTIES

The 1,200 acre Sandy Springs Ranch, located just 13 miles west of Gilmer, Texas, is a true sportsmen's paradise. The land and its gently rolling topography are filled with a plethora of Hardwoods and Pine trees creating a natural canvas to be sculpted to fit your dreams. The focal point of the ranch is a breathtaking, spring fed 16 acre Bass lake which has been professionally managed for 4 years. A second 3 acre Crappie lake provides additional aquatic enjoyment. Other water features include 1.3 miles of Little Cypress Creek which meanders through the property in an easterly direction. Dinner Branch flows north through the property and intersects into Little Cypress Creek providing endless opportunities to create additional lakes. The improvements, overlooking the Bass lake, include a one bedroom, one bath cabin, bunkhouse with covered equipment shed, party barn, outdoor patio with fire pit, rifle range, clay shooting range, and game cleaning station. The property offers paved road access, 18 deer blinds and feeder stations, one water well, phone, and electric.



