

ALLISON LAKE RANCH



The duPerier
TEXAS LAND MAN







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405± ACRES • TYLER COUNTY

Allison Lake Ranch, anchored by its 20-acre tree lined lake lies just 113 miles from Houston near Woodville, Texas. Approximately 405 acres of flowing green grass and tall pines have been carefully managed by the current owners. The brick and standing metal seam roof home with over 4,900 square feet under roof and 4 beds and 4-1/2 baths serve as the ranch headquarters. The house site was carefully chosen atop a hill overlooking the ranch's lake and rolling hills which gives a commanding view and sunsets fill the homes light filled rooms each evening. Just below the main house the owners have a cabin complete with a bar and should serve the next ranch stewards with years of card games and family gatherings. The meadows at the ranch improvements roll gently down towards the south end of the ranch with deer brimming at every corner. In addition to the 20-acre main body of water, the ranch also hosts the convergence of miles of Theuvenins Branch and Sevenmile Creek which meet in the southern woods of the property. Water properties this rare don't come on the market often. Please contact the duPerier Texas Land Man today to setup your private tour.