

Pioneer Real Estate

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Wayne & Karin Warren

Kickapoo Creek Hunting Club

\$2,215/ACRE

5416 acres +/-

Surface Estate Only

Trinity and Polk Counties, Texas

This unique property is situated along CR 3459 (Old Groveton Road) approximately 4.3 miles north of Onalaska Junior and Senior High School, Onalaska. In addition to extensive road frontage to the west, access is also available via Baker Lane out of Groveton to the northeast. There is an extensive network of interior roads throughout the property with access to numerous scattered food plots and low water creek crossings including one bridge.



4-13-09 2nd largest wild turkey recorded in Texas taken on one of the neighboring ranches!

Magnolia Creek flows into Kickapoo Creek near the center of the property offering scenic waterfalls and limestone creek beds. It is reported to have 6 miles of Kickapoo Creek frontage, voted the most beautiful creeks in East Texas.

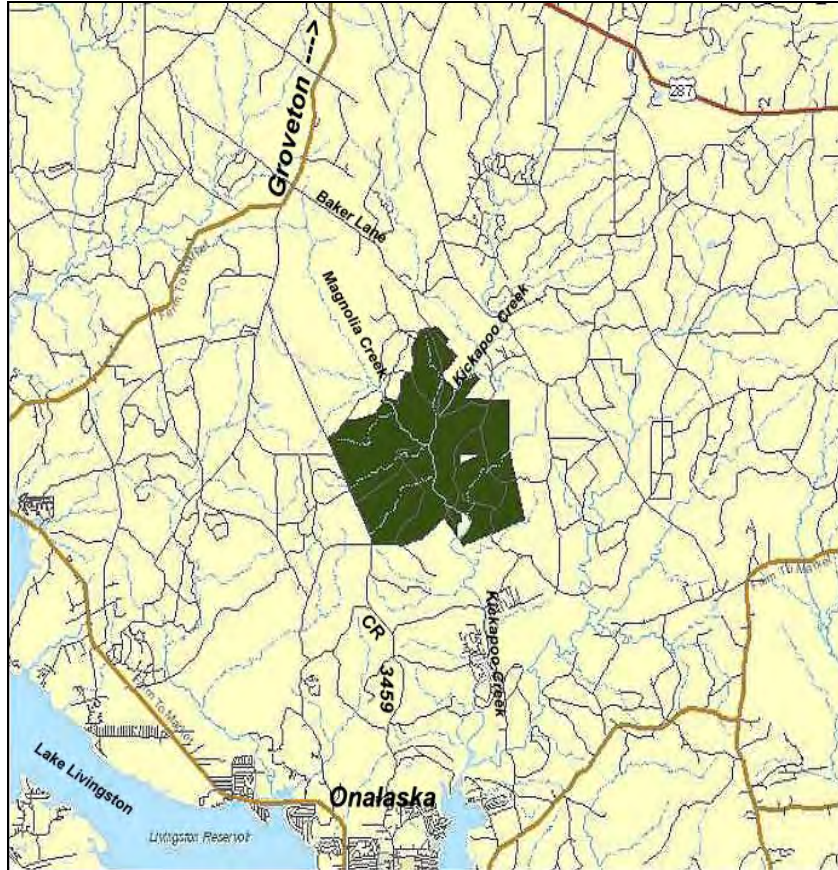
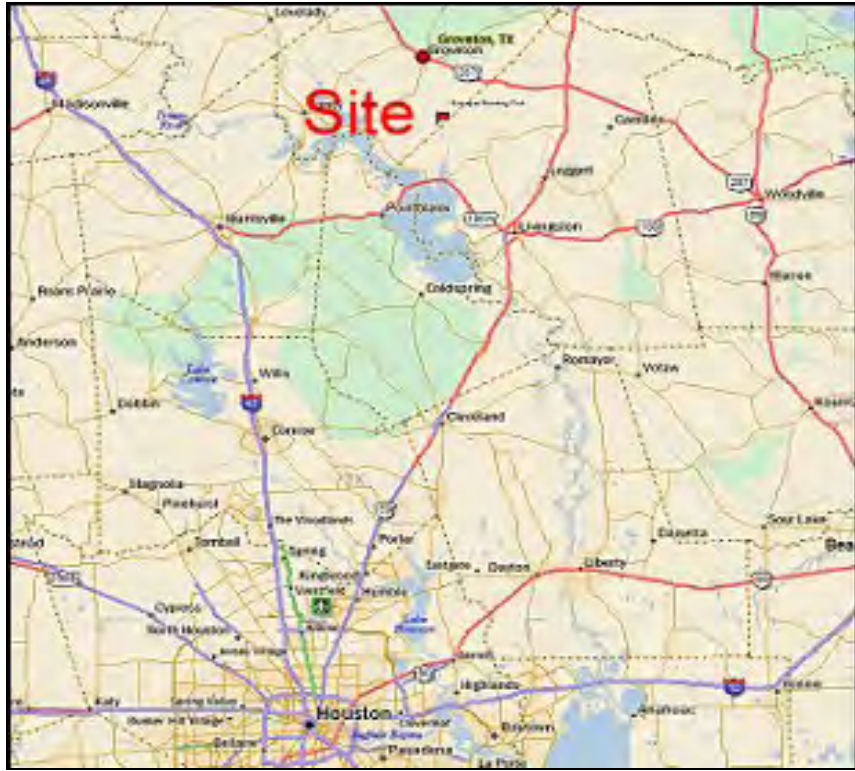
Wildlife include turkey, whitetail deer, squirrel, rabbit and dove.

Recent history had this tract under MLD 3 management, grouped with 38,000 acres of Brushy Creek WMA. This property grows monster Boone and Crocket bucks, constantly harvesting 160 B&C bucks.

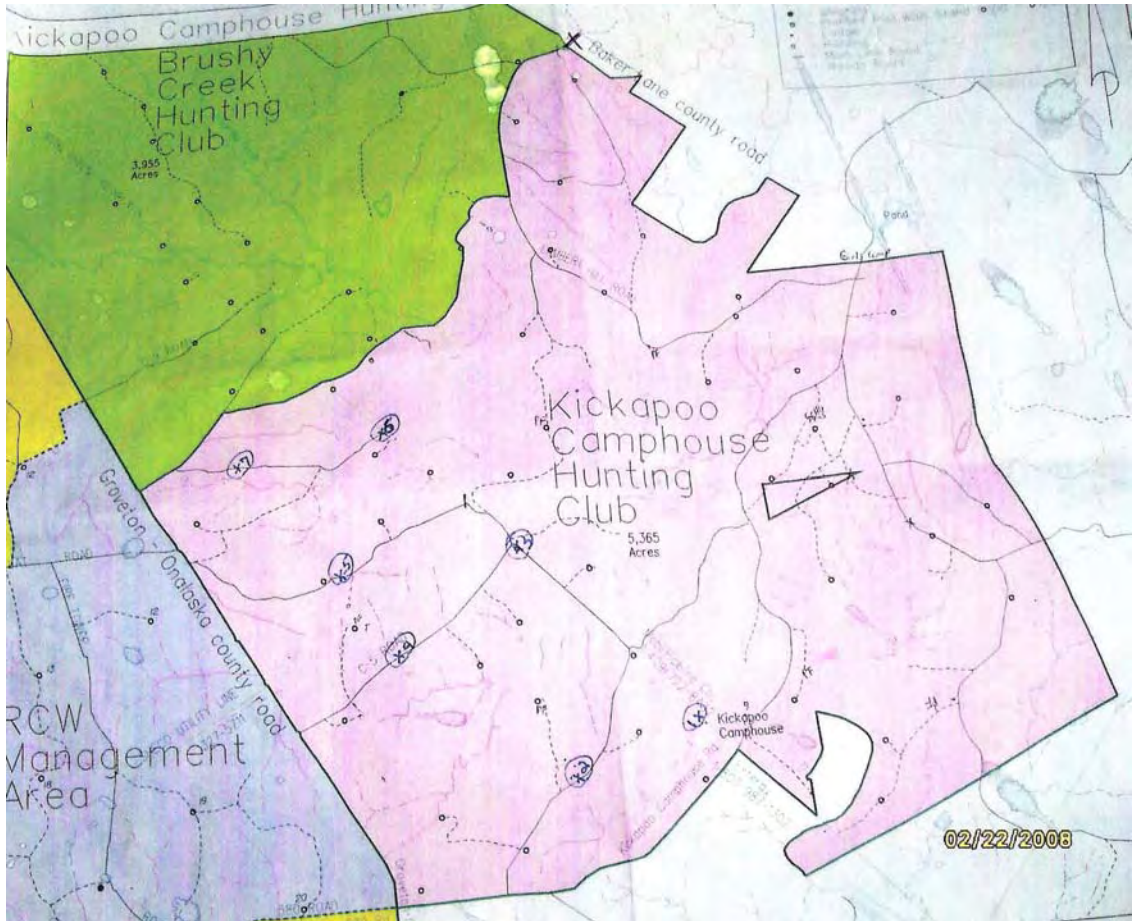
THE LODGE OR CAMPHOUSE FACILITY

It is built to sleep 25, has central air and heat, 2 bathrooms and a stone wood-burning fireplace, metal roofing. It has a detached garage with a walk-in cooler and washer and drier.









This layout shows sizes of adjoining parcels and the system of interior roads. The small circles that are at end of branches represent various game food plots.



Pond at Lodge



Covered Porch Facing Creek



Carport and Garage
Walk-in Cooler Walk-in
& Dryer in Garage



Front Porch



WB Fireplace in Lodge



Lodge Main Room



Main Room Lodge

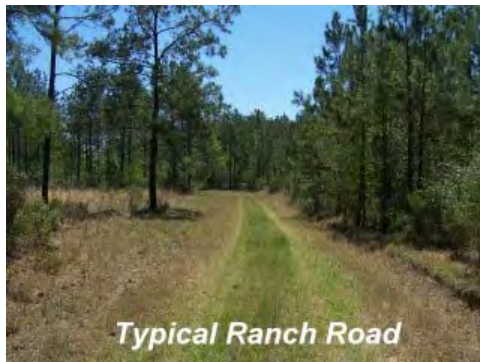
**Offered at \$2,215.00 per acre. Terms are negotiable; and owner may divide.
Surface estate only.**



There are also 2 ponds on the property.



In addition to Kickapoo Creek and Magnolia Creek, there is a 3rd named creek on site: Cedar Creek.



Appraisal of marketable standing timber in January '08 was \$2,676,246.70. Various areas are also professionally planted in young timber 5 to 9 years old. Owner had two lake sites approved; one that would create a 140+/- lake and another 210+/- acre lake.

The information contained herein is from owner and other sources deemed reliable but is subject to verification by purchaser and agent assumes no liability for correctness thereof. Property is subject to prior sale or removal from market without notice. Offering is made without respect to race, color, religion or familial status.

The Pioneer team of experts:

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