

# DUCK | ISLAND

An aerial photograph of a rural landscape. In the foreground, a dirt road curves through a field with distinct, parallel furrows. To the left, a small body of water is surrounded by trees. A dense cluster of green trees stands in the middle ground, casting long shadows onto the grassy fields. The background shows a vast, flat green plain stretching to a distant horizon under a clear sky.

1,586.00 ACRES | RED RIVER COUNTY, TEXAS



HAYDEN  
OUTDOORS  
REAL ESTATE



# DUCK ISLAND



OVERVIEW

LAND

RECREATION

AGRICULTURE

GENERAL OPERATIONS

REGION & CLIMATE

LOCATION

MAPPING

# OVERVIEW



## WELCOME TO DUCK ISLAND

### ▼ QUICK FACTS

- 1,586.00 Acres
- Farm
- Hunting
- Ranch
- Recreational
- Waterfront

Duck Island is a 1,586 acre hunting and fishing oasis surrounded by the Red River to the north and a 35 acre private lake to the south. A gated entrance grants access to the only road in to this sportsman's paradise with a huge private lake, open fields, dense woods and scattered trees that lure every species of wildlife in north Texas and southern Oklahoma.

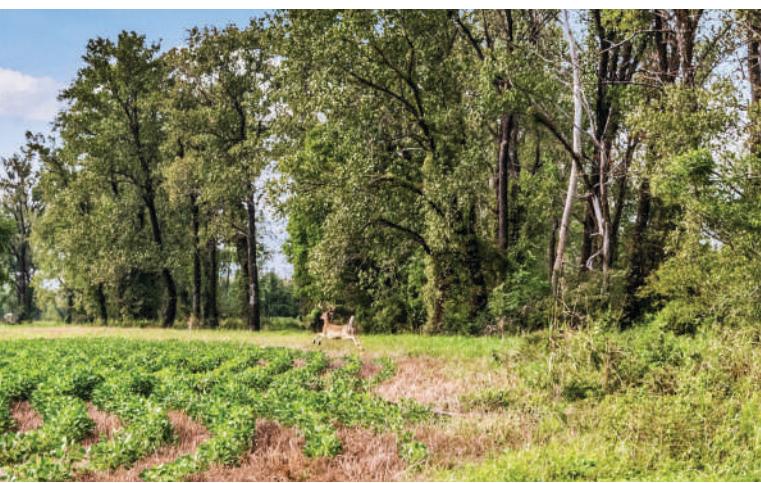
# LAND



The island was created when the Red River changed course from a south sweeping oxbow to a more direct path to the east. The result was an island that spans the Texas and Oklahoma border completely cut off from all sides. The channel carved out by the river became an expansive crescent shaped lake with steep banks to the south and shallow banks on the island's shore. A road was built across the lake, 700 acres of the island was cleared and a pivot irrigation sprinkler installed using water from the lake to irrigate the fertile alluvial soils. The remaining 850 acres varies from riparian habitat to scattered trees and dense woods.



# RECREATION



Duck Island's location on the Red River, surrounded by water, and the fact that it has only one way in or out makes it a natural haven for migratory birds, deer, turkey and amazing fishing opportunities. The size of this property vastly expands its recreation value and the location is a rare combination of seclusion and easy access to services. The lake is deep and wide enough for nearly any water sport and the land offers everything from marshes and river bottoms to open fields then dense wood. The pivot irrigation sprinkler is perfectly suited to grow food stands for dove and quail habitat and the beauty is beyond belief.

## AGRICULTURE

800 acres of the property is currently planted in wheat irrigated by an 18 tower pivot irrigation sprinkler.

# GENERAL OPERATIONS



Duck Island generates substantial income from farming and hunting leases and has tremendous carrying capacity for grazing livestock.

## ► FEATURES

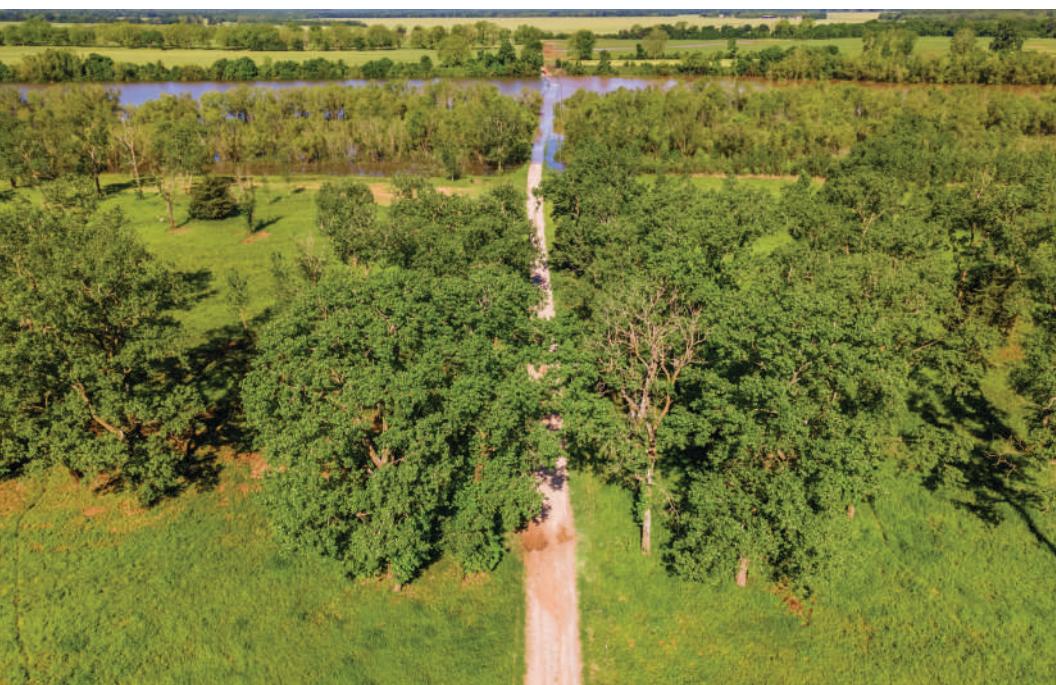
ATV/Off Road	Income Producing
Cattle/Ranch	Irrigation
Farm/Crops/Ag	Stream/River
Fishing	Water Access
Food Plots	Water View
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl	Waterfront



# REGION & CLIMATE



Red River County in Texas has a humid subtropical climate characterized by hot, humid summers and mild winters. The county experiences an average of 46 inches of rainfall annually, with the growing season averaging 234 days. Temperatures range from an average high of 94°F in July to an average low of 30°F in January.

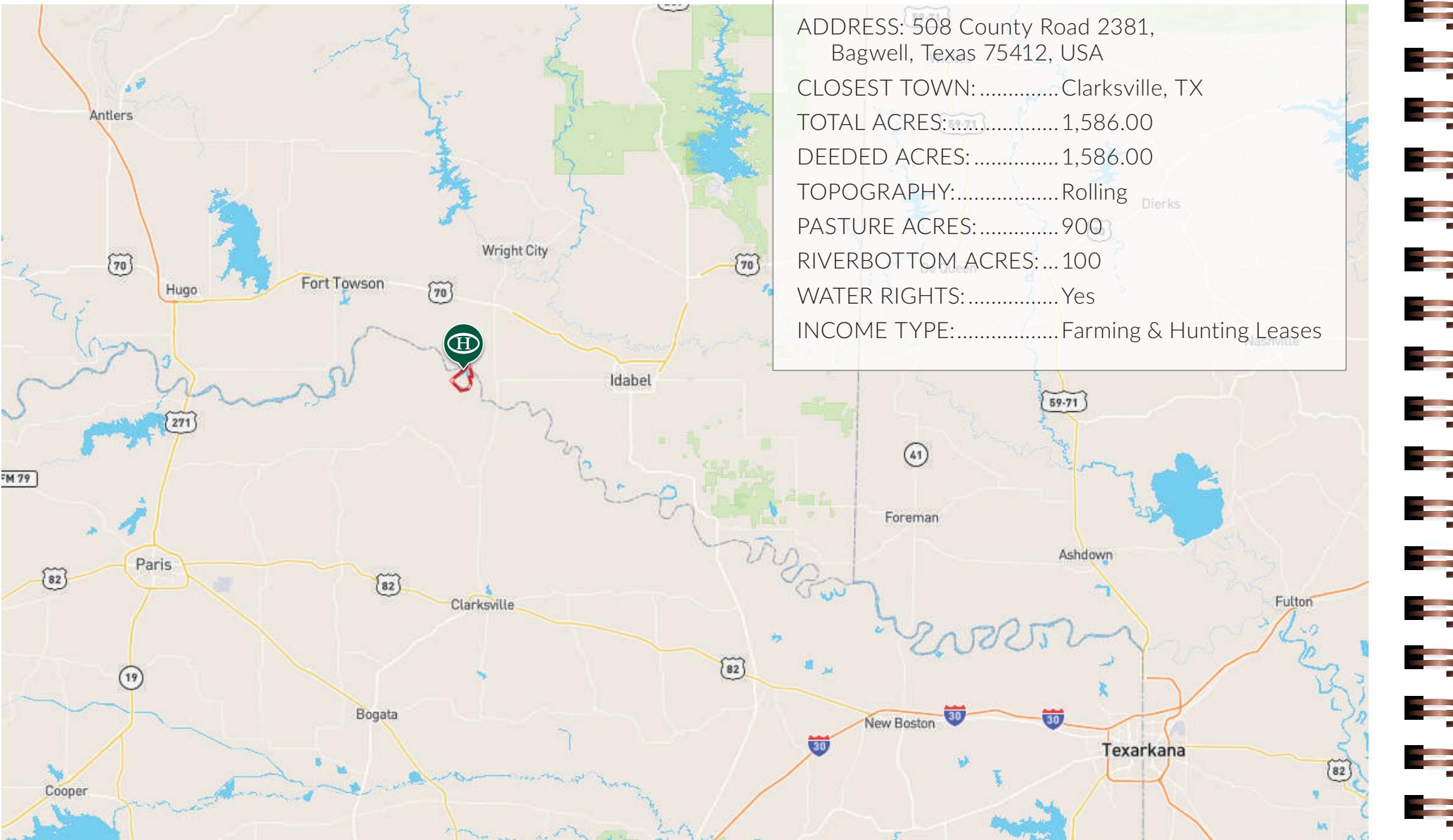


# LOCATION



Duck Island is located just 25 minutes north of Clarksville, 40 minutes northeast of Paris and 2 1/2 hours from DFW Airport. A gated road across the lake transports you away from the real world to a secluded oasis surrounded by water and huge trees where the wildlife feels just as native as it did 100 years ago. There is power to the property and amazing building sites for a lodge or hunting cabin.

# MAPPING





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