

# 345± Acre East Texas Caddo Lake Hunting and Fishing Ranch Owned by Attorney Harold Nix to Auction via Concierge Auctions

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/EINPresswire.com/ -- Tucked away in the heart of East Texas, [Nix Lower Bayou](#), a 345± acre premier duck hunting and fishing retreat, is a blank slate comprising a bounty of nature near Caddo Lake. Owned by Harold Nix, one of the most prominent attorneys of his generation, the property will auction online via Concierge Auctions in cooperation with Clayton Pilgrim of Century 21 Farm and Ranch Harvey Properties. Previously listed for \$2.6 million, the property will sell No Reserve November 9-12th via Concierge Auctions' online marketplace, [ConciergeAuctions.com](#), allowing buyers to bid digitally from anywhere in the world.



Nix Lower Bayou, 601 FM 134, Jefferson, TX

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Over the years, a great deal of preparation and care has gone into transforming this historic riverfront site into prime hunting and fishing ranch land.”

*Harold Nix, Seller*

“Over the years, a great deal of preparation and care has gone into transforming this historic riverfront site into prime hunting and fishing ranch land. From the development of flood-controlled duck sloughs to growing the right food sources for waterfowl and other wildlife, not to mention ideal proximity to Caddo Lake, this property truly is a sportsman’s paradise,” stated Nix. “Having been born and raised, and called the area home for most of my life, I am proud to have owned this property. With my wife

and I building a new home nearby the time has come for someone else to carry on the tradition.”

With water frontage on the banks of Big Cypress Bayou, the property, located at 601 FM 134, encompasses both commercial and recreational possibilities. Be it an amenity-rich hunting lodge, an off-the-grid family compound, or a corporate retreat, Nix Lower Bayou is poised with

potential for hunters, outdoorsmen, and adventurers alike, with more than 70 species of fish, white-tailed deer, bobcats, foxes, and coyotes roaming the riverbanks, while the marshland creates a quintessential environment for premier waterfowl hunting. Complete with enhancements made especially for outdoor enthusiasts, including improved wildlife habitats, acres of flood-controlled duck sloughs, and miles of private trails, Nix Lower Bayou is in close proximity to Caddo Lake, the only natural lake in the State of Texas and reached by a short boat ride.

Additional features include marsh, forest, river, and pasture land; private trail systems; a National Historic Register Civil War era magazine on the property; and several outbuildings, including hunting pavilions and duck blinds—all just 30 miles from historic Jefferson, Texas or Shreveport, Louisiana, and 2.5 hours from Dallas.

West of the Texas-Louisiana border on the largest cypress forest in the country, nearby Caddo Lake and its namesake state park are outdoor playgrounds for fishing, camping, and boating. Surrounded by wetlands, tall pines, majestic oaks, and wildlife, the Piney Woods of the Cypress Bayou is an activity ground for hunters and outdoor enthusiasts. Shreveport, known for its Red River District, is just a short drive away, where you can indulge at the riverboat casinos, feast on Cajun food, and sample the nightlife—or, celebrate Upriver Mardi Gras in Jefferson.

“I am excited to work yet again with Concierge Auctions,” said Pilgrim. “Their platform and team are laser-focused and dedicated to their craft. I have complete confidence that there is no faster or better way to market a one-of-a-kind property such as this with this much potential to property connoisseur the world over. With nearly 350 acres of ready-to-hunt, prime land, the property is ideally secluded and surrounded by nature, while still being within driving distance to Dallas, Houston, and Little Rock.”



Improved wildlife habitats, acres of flood-controlled duck sloughs, and miles of private trails



345-acre sportsman's paradise with premier duck hunting and fishing

Nix Lower Bayou is available for showings daily by appointment, and is additionally available for private virtual showings. For property details, diligence documents, and more, please visit [ConciergeAuctions.com](http://ConciergeAuctions.com).

As part of Concierge Auctions' Key for Key® giving program in partnership with Giveback Homes, the closing will result in a new home built for a family in need.

Concierge Auctions offers a commission to the buyers' representing real estate agents. See Auction Terms and Conditions for full details. For more information, visit [ConciergeAuctions.com](http://ConciergeAuctions.com) or call +1.212.202.2940.

#### About Concierge Auctions

Concierge Auctions is the largest luxury real estate marketplace in the world, powered by state-of-the-art technology. Since its inception in 2008, the firm has generated billions of dollars in sales, broken world records for the highest-priced homes ever achieved at auction, and is active in 40

U.S. states/territories and 29 countries. Concierge curates the most prestigious properties globally, matches them with qualified buyers, and facilitates transparent, market-driven transactions in an expedited time frame. The firm owns the most comprehensive and intelligent database of high-net-worth real estate buyers and sellers in the industry. As a six-time honoree to the annual Inc. Magazine list of America's fastest-growing companies, it now joins the Inc 5000 Hall of Fame; was named No. 38 on the 2018 Entrepreneur 360™ List recognizing 360 small businesses every year that are mastering the art of and science of growing a business in the areas of impact, innovation, growth, leadership, and business valuation; and has contributed more than 200 homes to-date as part of its Key for Key® giving program in partnership with Giveback Homes™, which guarantees that for every property the company sells, a new home will be built for a family in need. For more information visit [conciergeauctions.com](http://conciergeauctions.com)



Abundance of wildlife and access to Caddo Lake and Big Cypress Bayou



Variety of terrain including marsh, forest, river, and pasture land

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