



## Eagle Landing: A Refreshing Escape And A Promising Addition

by Patti Perry



A place where time stands still; where deer graze as the morning sunlight streams across the lush green foliage. In the distance, bass jump in the sparkling waters of a 250 acre lake. Honking horns and pollution seem to be light years away...

Can such an unspoiled place still exist in the aggressive 1980's? You bet it can and what's more, it can be purchased.

The lake is contained within a 1558 acre tract of land which has been owned by the Rhyne and Simpson families for the past four generations and was then purchased by Mike Simpson. The lake is located 7 miles south of Hughes Springs. There is approximately 10 miles of lake frontage, and it has taken Mike Simpson and local attorney (and former state representative) Buck Florence four years of negotiating to reach an agreement only this spring for what should be the finest planned development created within the Northeast Texas area. Florence originally believed that property restrictions could be written within a day or so. Ultimately, both Mr. and Mrs. Florence and Don Hamner, a Dallas attorney, arrived at a 36 page document that provides for the protection of the lake and development known as Eagle Landing.

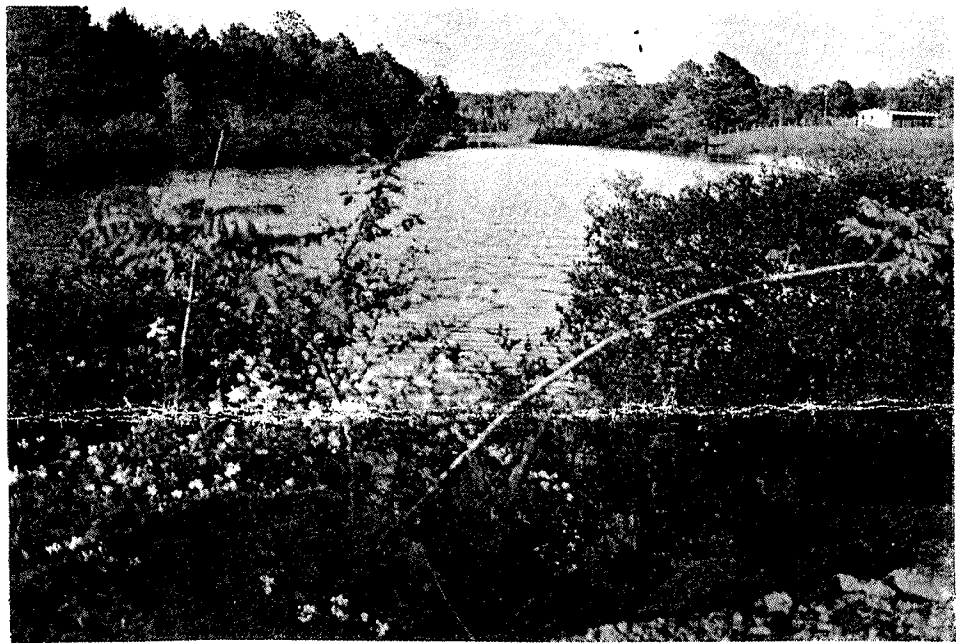
Eagle Landing is a planned natural environment community for the discriminating real estate consumer. Known in the East Texas area for years as Simpson Lake, it is now the largest privately owned lake in the state of Texas and is currently being subdivided into lakefront lots for homesites or 10 acre tracts, just off the lake for investors. The 10 acre tracts qualify for the Texas Veteran financing package, known for its liberal terms and attractive 9.9% interest rate.

Florence commended the Mike Simpson family for their far-sighted stewardship of the land and his good conservation practice. The lake and surrounding forest has been maintained with tender loving care to preserve the wildlife and

natural beauty that is so abundant there. The area is very wooded, consisting of pine, oak, hickory, and dogwood and it is not uncommon to sight deer, squirrel, doves, and quail. According to Simpson, the timber board feet of the development is over 1.5 million.

For years there has been little or no hunting and the property is literally a near paradise, a haven for a number of fish, with certain indications of their inhabitation.

With the exception of the lake, 90% of the property is wooded, and property owners at Eagle Landing will not only be acquiring valuable property, but also the right to use the lake and a most unusual aspect of the development - a 4000 plus foot airstrip.



Although air strip availability is extremely unique in a community development, there is perhaps something even more unique there-bald eagles. The rare and almost extinct bald eagle return each year to winter at Eagle Landing.

"These majestic birds are extremely rare today in most parts of the country and we are thrilled to have them enjoy the serenity of Eagle Landing," Tom Turner,

assistant to Florence, noted.

Turner went on to elaborate about the development:

"Buck and Mike have gone to great lengths to see that the natural beauty of the area remains undisturbed by the construction that is currently underway. They have developed restrictions that we believe will help preserve the beauty, peace and tranquility of the area and also enhance the investors' property values. So far, the lots are selling almost as fast as we can have them surveyed, and at the present time most of the buyers are professional people or executives from outside this area that are anxious to relocate and enjoy a more leisurely lifestyle in East Texas. Both Florence and Simpson maintain a strong belief in the future of the

East Texas area, and we believe that the lot sales are proof of a more promising outlook for the local economy. In fact, the new residents relocating here should create an upsurge," he concluded.

Eagle Landing not only holds a promising future, but an interesting past as well. The lake was originally envisioned during the 1920's and a small dam was constructed at the present dam site with mules

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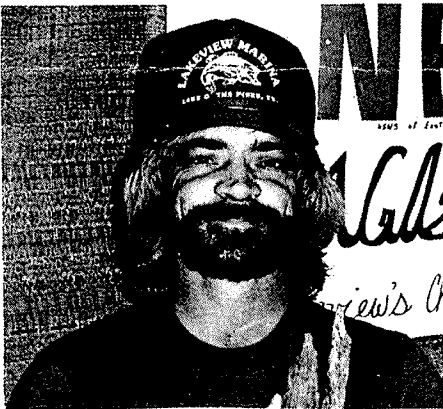
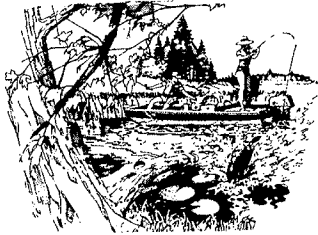
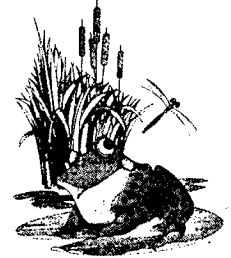
## Eagle Landing...

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and slip scrapes. Then, in 1955, the present dam was constructed, impounding the current lake. A metamorphosis took place in the early 1960's when the lake was drained and cleaned of timber and debris, bringing it to its current attractive state.

Mike Simpson, who currently resides in Santa Fe, New Mexico, remembers his days at the lake as being similar to a "Walden Pond" experience. His family's beginnings with the lake go back to just before the civil war when his great grandfather came to settle in what was then known as Hickory Hill. Simpson believes that the new residents are in for a lifetime of enjoyment in their new domain.

Eagle Landing is being marketed by Texas Land Company of Hughes Springs. Owner Carl Scott heads up Texas Land Company and welcomes interested parties to stop by and let his staff "show off" Northeast Texas' most unique development. "I've fished the lakes for the past eight years," commented Scott, "and this has got to be the finest property I've ever been associated with."



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