

AltaTerra Premier Properties

For Sale

CATTLE & RECREATIONAL LAND
185± ACRES



PARIS, TX

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE
AltaTerra
REALTY AND AUCTION LLC

REALTREE
UNITED COUNTRY
HUNTING PROPERTIES



Property Location: 6738 Hwy 24, Paris TX 75462 | Listing Price: \$1,750,000

AltaTerraPremier.com | Premier@altaterrapremier.com



Serving Texas, Oklahoma, and Arkansas

Kim Ross, REALTOR® / AUCTIONEER

903-401-8184

TX Lic #668511



Contact Kim for
Additional Details



PARIS, TX

This premier ranch in Northeast Texas provides many amenities and improvements. The 185±-acre property is currently used as a grazing and cattle operation.



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TEXAS

CATTLE & RECREATIONAL LAND



Land

- 185± acres of Class II & Class III Soils
- Historically operating about 75 cow/calf pairs
- Highly productive for cattle grazing
- Bermuda grass & other native grasses allow high ratio of AMU

Ranch Improvements

- 6-strand perimeter & 5-strand interior fencing
- 40'x50' metal shop w/ concrete flooring, 110/220 electric & two 15' roll up doors
- 50'x60' covered shed w/concrete flooring & electric
- Covered working pens w/ squeeze chute & scales
- Vet shed w/ water & electric
- 20'x32' covered working area w/ grain bin

Hunting

- Whitetail deer, turkey, & hog

Location

- 2± hours from Dallas
- 90± miles from Texarkana
- 2 entries off State Hwy 24 (over 2,000 ft of frontage)
- Over 2,500 ft of county road frontage

Water

- Multiple ponds
- Robertson Creek runs through the western side of the ranch
- County water running to the troughs by 2" water line

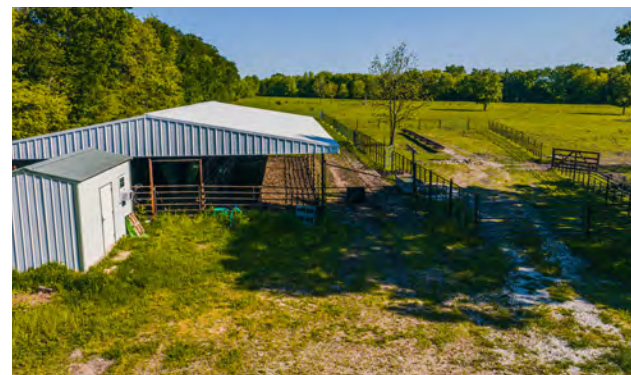


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Minerals: Owner to convey all owned.
Terms: Franchise office is independently owned and operated. 



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