

Red River Ranch & Retreat



550± ACRES, RED RIVER COUNTY, TEXAS
OFFERED AS 2 INDIVIDUAL ESTATES AND IN ITS ENTIRETY

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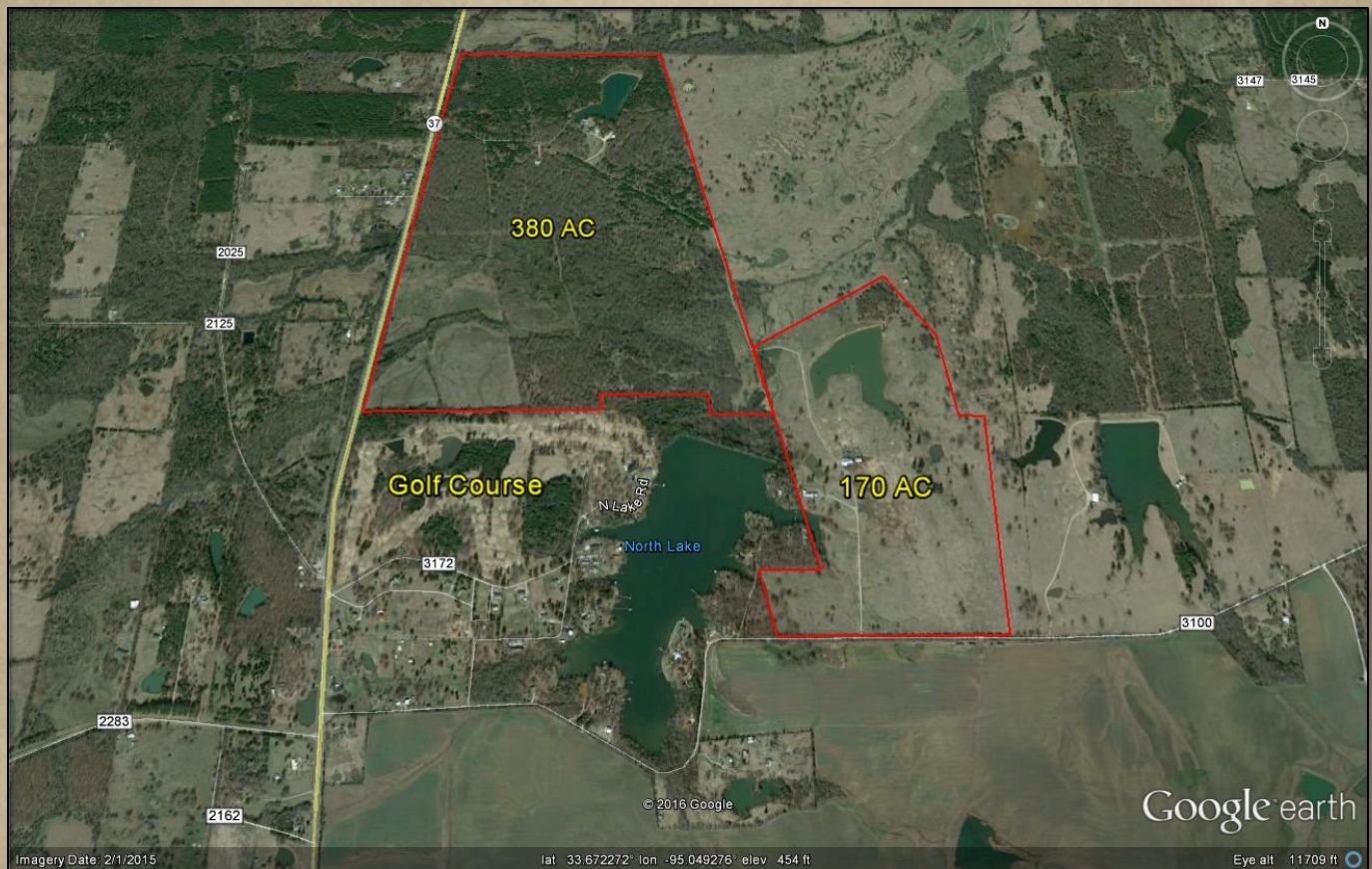
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EXECUTIVE SUMMARY

Summary:

This 550+/- acre executive ranch is located in northern Red River County, Texas on US Hwy 37 with additional access via blacktop road FM 3100 which borders the south property line. This property will be offered as 2 individual estates and in its entirety.



“The Retreat” is a 380+/- acre tract located immediately north and adjacent to the Clarksville Country Club and serves as the headquarters. The property features a relaxing lakefront setting for the owner’s estate and is wooded with a mixture of majestic pines and oak trees. Adjoining lakeside pool and pavilion, separate man-cave and workout center, shop with equipment storage, and second care-takers home complete the picture.

“The Ranch” is a 170+/- acre tract that borders the Country Club Lake on the east and connects to Tract 1 at the southeast corner. A separate gated entry leads to the lakeside home, barns, shop, and pens. This tract is home to the cattle operations.

EXECUTIVE SUMMARY

The Retreat:

Consisting of 380 +/- acres, this private executive retreat leaves no stone unturned in the owner's pursuit of excellence in both quality construction and included amenities. Approximately 120 +/- acres of the property are currently being utilized for pasture and hay production with the remaining 240 +/- acres consisting of a mixture of approximately 10 year old plantation pines and native hardwoods.

The wildlife aspect of the property is unique, the several small ponds, 10 acre lake, and small creeks meander throughout the property providing quality deer, turkey and waterfowl habitat. Management activities include numerous ATV trails, feeders, and strategically placed hunting blinds.

A automatic gated entry leads past the three bedroom two bath Guest House to the Owner's Retreat, a stunning Austin White Rock two-story six bedroom five and one-half baths estate caliber home. There is a swimming pool and hot tub located in the backyard of the main house for hot summer days. Enjoy your afternoon lounging beside the pool, fishing in the stocked lake, or preparing a backyard feast from the outdoor kitchen.

To accompany the rest and relaxation opportunities available, a separate Entertainment and Exercise Facility has been provided, complete with dining / meeting room, kitchen, bath, and fully equipped workout room with large windows that overlook the fully stocked fishing lake.

The Guest House is equally appointed with the same quality of features as the main house and provides its own private environment where relaxation comes easy. This home is blessed with large picture windows all across the rear overlooking the semi-cleared grounds that attract all manner of wildlife for viewing opportunities.

This property is a unique opportunity to acquire a family oriented estate that would serve generations of family members in style.

EXECUTIVE SUMMARY

The Ranch:

Consisting of 170+/- acres in Red River County Texas, this highly productive cattle ranch offers an abundance of additional amenities that showcase a professional grazing operation.

Located just north of Clarksville Texas, this ranch borders North Lake and Clarksville Country Club. Currently being utilized for cattle operations with professional owner management, the ranch has a carrying capacity of up to 100 cow-calf pairs. Class II and Class III soil types are home to highly productive Bermuda pastures. Water is plentiful with 4 small ponds scattered throughout the property and a stocked 15-acre lake with covered deck and pier.

Additional facilities include a 6-pen corral with covered working area, and loadout chute. Indoor shop, equipment storage shed, drive-under grain storage bin, and 400 round bale capacity hay barn facilitate the day-to-day operations.

The main home has been updated and shows casual elegance. Surrounded by piped fencing, this 3-bedroom, 3-bath western ranch home boasts over 3,800+/- sq. ft. of living space. Extensively updated, this home has new hardwood and tile flooring throughout. Pine walls accentuate the new custom built-in cabinetry. Large kitchen with built-in stainless steel appliances. Large bay windows overlook the lake. A large southwestern style fireplace is the focal point of the game room and there are two wood-burning fireplaces in the home. A large outside covered patio allows you to enjoy the evenings in relaxation.

The gated entry leads you down the gravel road through the ranch. Enjoy working the livestock, fishing in the lake or hunting on this private retreat. The views are beautiful and the amenities are overwhelming.

EXECUTIVE SUMMARY

Highlights:

The Red River Ranch & Retreat is located in north-central Red River County, Texas with frontage on US Hwy 37 and FM 3100. This ranch is a personal getaway for family and friends.

The Retreat (Tract 1)

*380 +/- acres, 10 +/- Acre Lake, Small Ponds
Executive Home: 5,100 +/- SF, 6 Bed, 5.5 Baths
Manager's Home: 3 Bed, 2 Bath
Shop / Equipment Storage Building
Entertainment and Work-Out Center
Swimming Pool, Cabana, Covered Lakeside Pavillion*

The Ranch (Tract 2)

*170 +/- acres, 15 +/- Acre Lake, Small Ponds
Executive Home: 3,800 +/- SF, 3 Bed, 3 Baths
Pens, corral, covered working area, loadout chute and ramp,
overhead grain bin
Hay Storage Barn (400) Round Bales*



EXECUTIVE SUMMARY

Contact Information:

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Opportunities are never lost; someone will take the
one you miss...

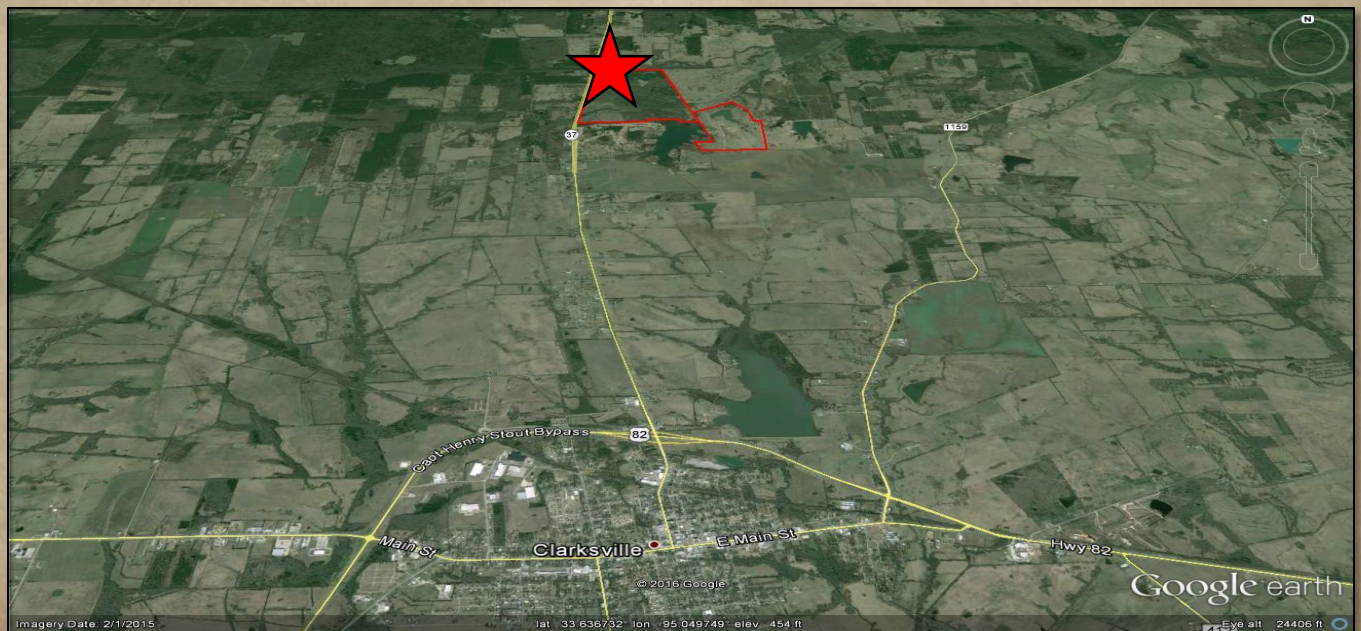
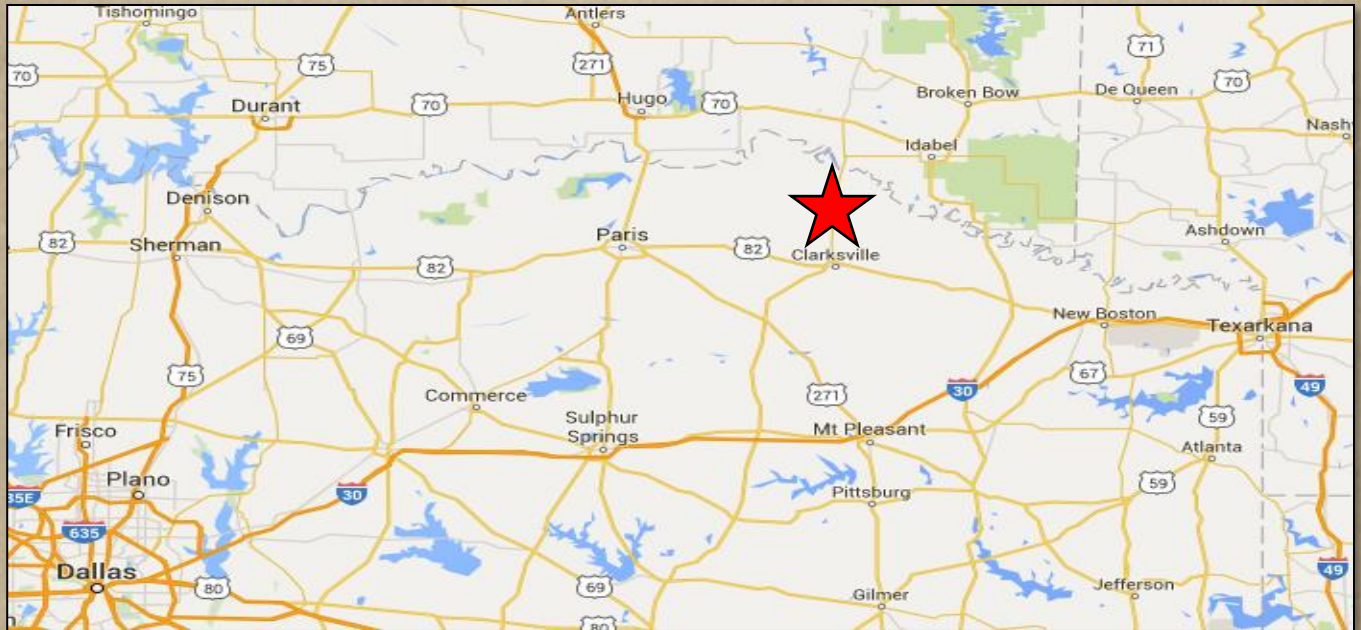
- Anonymous

Disclaimer: The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, brokers and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

PROPERTY PROFILE

Property Location:

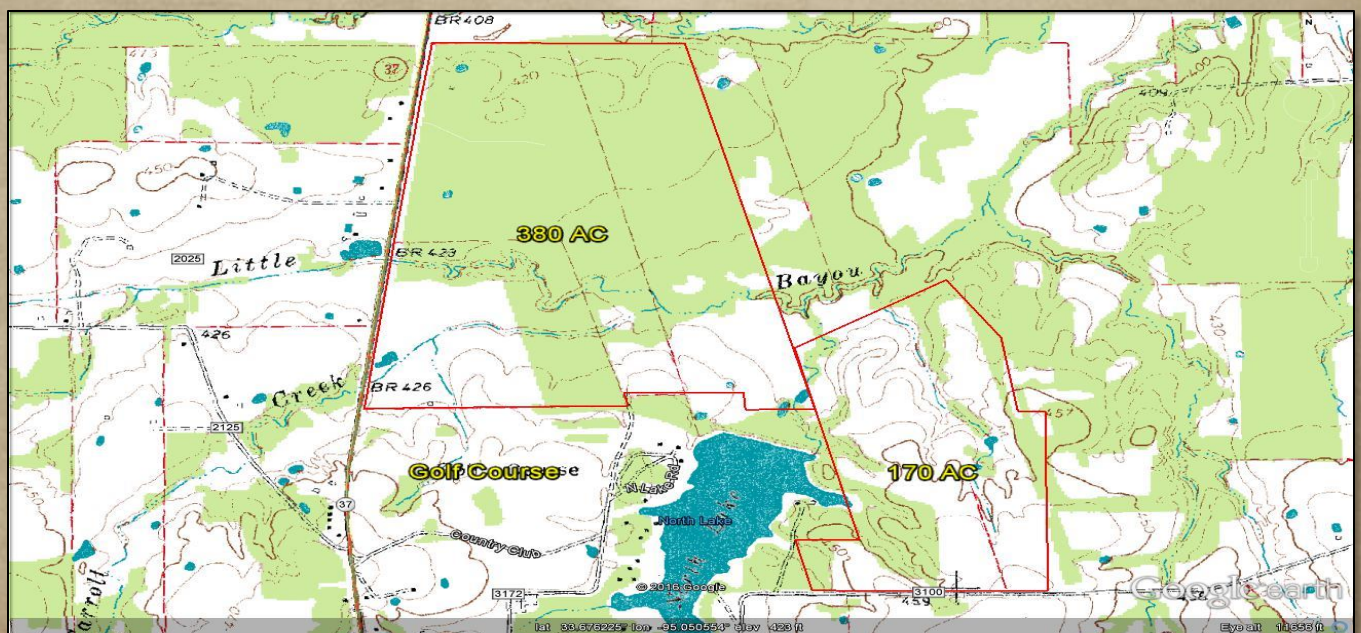
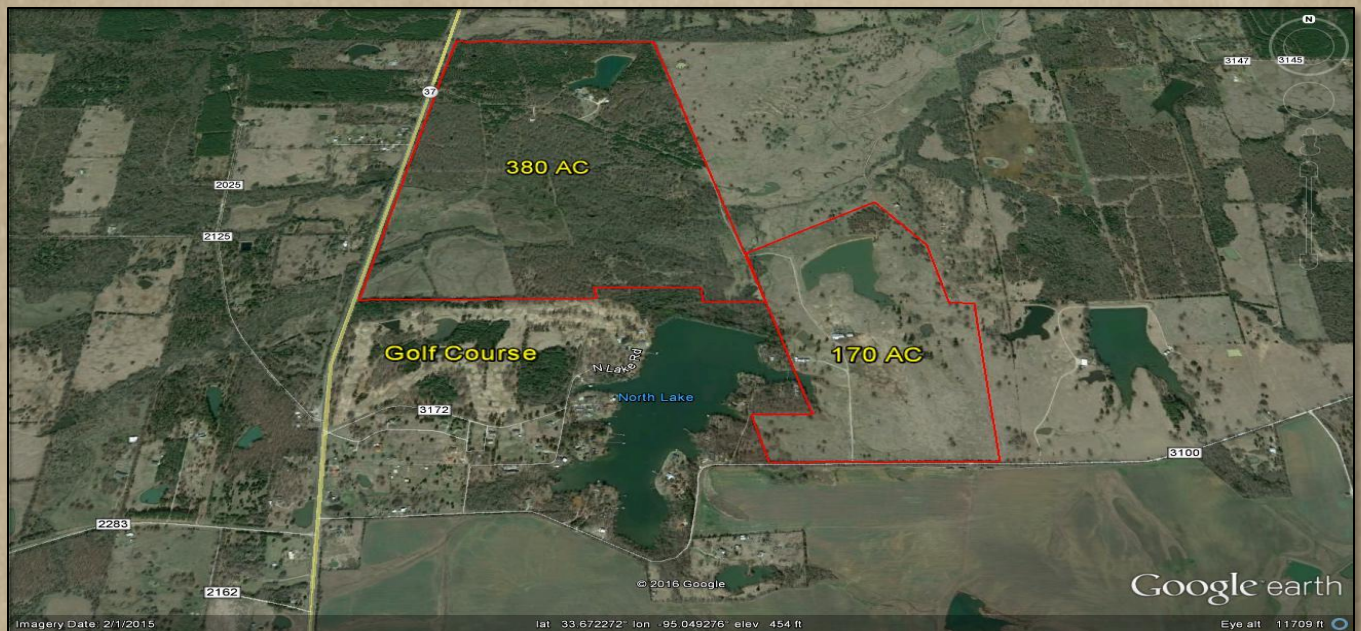
The Red River Ranch and Retreat is located in north central Texas on Hwy 37 about 5 miles north of Clarksville, Texas. The drive from Dallas to the ranch is approximately 1.5 – 2.0 hours.



PROPERTY PROFILE

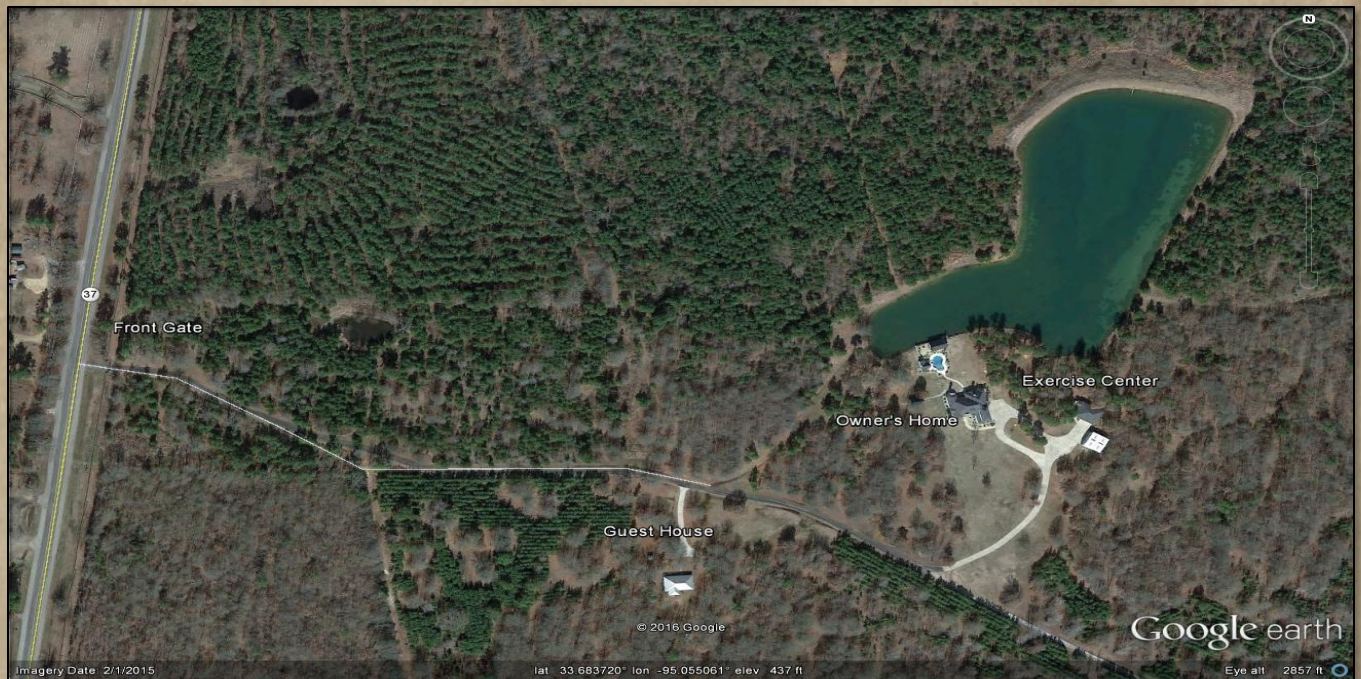
Aerial / Topo Maps:

The farm has been strategically sub-divided into 2 separate estates giving ranch and recreational land buyers an opportunity to purchase a specific tract that meet their needs.



PROPERTY PROFILE

The Retreat – Close-up:



The Ranch – Close-up:



PROPERTY PROFILE

The Retreat – Owner's Home:

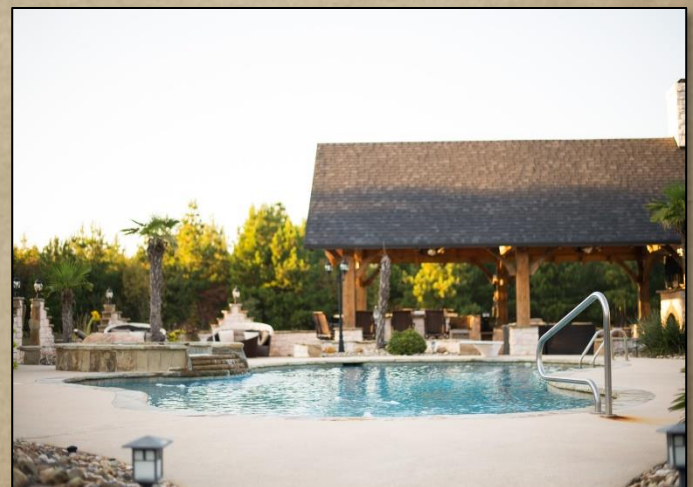
The Owner's custom built two-story home provides all amenities found in the finest North Dallas neighborhoods. This six bedroom five and one-half bath home offers a large open kitchen, multiple family areas, formal dining room, downstairs master bedroom suite, media room, and three car garage.



The outdoors is even more spectacular with the tropical swimming pool, hot tub, changing room, and lakeside covered pavilion complete with its own kitchen, fireplace and seating area.



Custom swimming pool, hot tub, and pavilion.



PROPERTY PROFILE

The Retreat – Owner's Home:

Open kitchen with granite countertops, copper sinks, upscale custom cabinets and appliances, and breakfast bar seating for those informal moments.



Large formal dining room with gorgeous wood floors and tall ceilings.



Living room with wood burning austin stone fireplace and inviting views of the backyard oasis.



PROPERTY PROFILE

The Retreat – Owner's Home:

The master bedroom suite offers a peaceful respite from the tremendous recreational opportunities that are available as part of the day-to-day activities possible on the ranch.



Take a moment and enjoy reading a book while watching the fire in your own separate fireplace.



Relax with a soothing bath in the oversized soaking tub or take a steaming hot shower in the magnificent stone tiled shower.



PROPERTY PROFILE

The Retreat – Entertainment and Exercise Center:

Separate from the main house , swimming pool, and outdoor pavilion, the Entertainment and Exercise Center offer more opportunities for the active lifestyle. A large gathering room, bathroom, kitchen with seated dining area, and separate workout room complete the picture.



Kitchen with seated dining area has all the necessary appliances.



Separate workout room has just about every item of workout equipment available. And, is waiting for a new owner to put it to good use!



PROPERTY PROFILE

The Retreat – Guest House:

Separate from the main house , the Guest House provides privacy for visiting friends and family. The three bedroom two baths country ranch home offers all the comforts with no sacrifice in quality.



Enjoy the beautiful views over a cup of coffee in the morning while watching the wildlife just outside your backdoor.



Take a break, count the squirrels, contemplate your next move, rest up before taking an ATV ride or try your luck fishing.



PROPERTY PROFILE

The Ranch – Lakefront House:

Also known separately as the Bull Pine Ranch, this 170 +/- acre property adjoins the Clarksville Country Club with frontage on FM 3100 and North Lake.



The main home has been updated and shows casual elegance. Surrounded by piped fencing, this three bedroom, three bath western ranch home boasts over 3,800+/- sq. ft. of living space.



A large outside covered patio allows you to enjoy the evenings in relaxation.



PROPERTY PROFILE

The Ranch – Lakefront House:

Extensively updated, this home has new hardwood and tile flooring throughout. Pine walls accentuate the new custom built-in cabinetry.



Large kitchen with built-in stainless steel appliances.



Large bay windows overlook the lake.



PROPERTY PROFILE

The Ranch – Lakefront House:

A large southwestern style fireplace is the focal point of the game room.



The game room has great views and regulation size pool table .



Choose your weapons carefully!



PROPERTY PROFILE

The Ranch – Lakefront House:

The large family room is the gathering place for most activities including the poker table.



Anybody for a game of cards?



A second river-rock fireplace exists for those cool fall evenings and family gatherings.



PROPERTY PROFILE

The Ranch – Lakefront House:

Master bedroom suite.



Second bedroom.



Third bedroom.



PROPERTY PROFILE

The Ranch – Barns, Pens:

Picturesque lakeside setting.



All cattle operations are centrally located on the property.

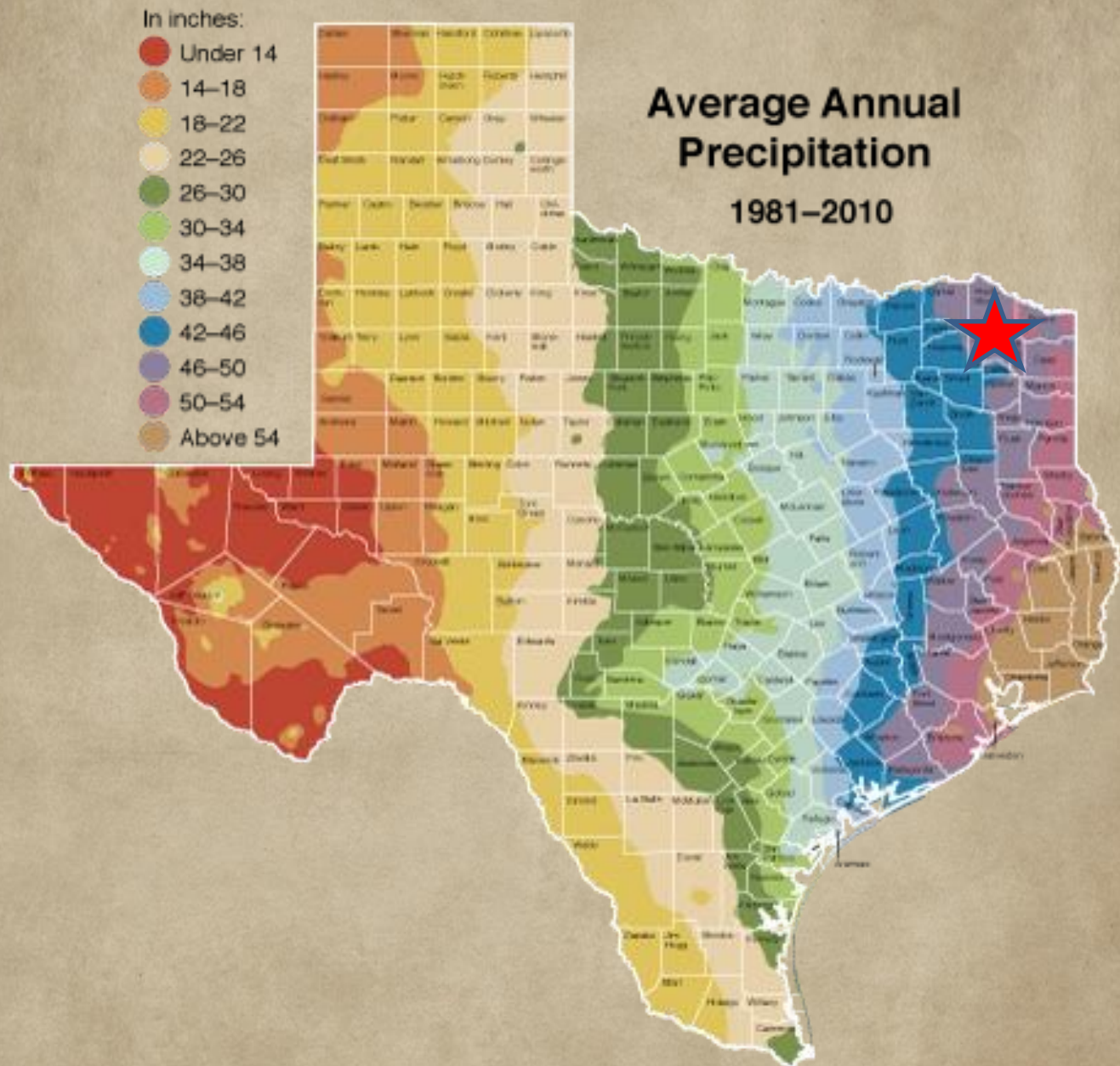


Very nice barn and shop building.



PROPERTY PROFILE

Area Weather:



Average Temperature	Record High	Record Low	Winter Average	Spring Average	Fall Average	Summer Average
64.6°F	114.98°F	-7.06°F	51.7°F	60.4°F	66.7°F	79.6°F

PROPERTY PROFILE

Red River County, Texas:

Red River County is separated from Oklahoma by the Red River and from Arkansas by Bowie County. Clarksville, the county seat and largest town, is sixty miles northwest of Texarkana. The county's center lies at 33°37' north latitude and 95°01' west longitude. Red River County occupies 1,054 square miles of the East Texas timberlands. The terrain is gently rolling with an elevation ranging from 300 to 500 feet above sea level. The county is drained by the Red River and the Sulphur River, which form its northern and southern boundaries. Most of the soils in the county are either loamy with a clayey subsoil or clayey. Mineral resources include oil, gas, clay, industrial sand, and chalk. Temperatures range from an average high of 94° F in July to an average low of 30° in January. Rainfall averages forty-six inches a year, and the growing season averages 234 days annually.

Archeological evidence indicates that portions of the county lands were occupied by Indians as early as the Late Archaic Period, around 1500 B.C. At the time of first European contact, the area was occupied by the Caddo Indians, an agricultural people with a highly developed culture. During the last decade of the eighteenth century, due to epidemics that decimated the tribe and problems with the Osages, the Caddos abandoned the villages they had occupied for centuries. During the early 1820s bands of Shawnee, Delaware, and Kickapoo Indians immigrated into what is now Red River County, settling along the banks of the creeks that still bear their names. Although Anglo settlement of the county had already begun, relations between Indians and settlers were relatively peaceful.

During the mid-1830s the Indians abandoned their settlements. It may be that the first Europeans to enter the county were Frenchmen under the command of Jean Baptiste Bénard de La Harpe during his expedition of 1718–19. Shortly thereafter, the French established Le Poste des Cadodaquious in the territory of present-day Bowie County. During the decades when small groups of French soldiers, hunters, trappers, and traders occupied the fort, they probably passed through Red River County on numerous occasions. An early account of the area stated that French hunters gave Pecan Point its name.

PROPERTY PROFILE

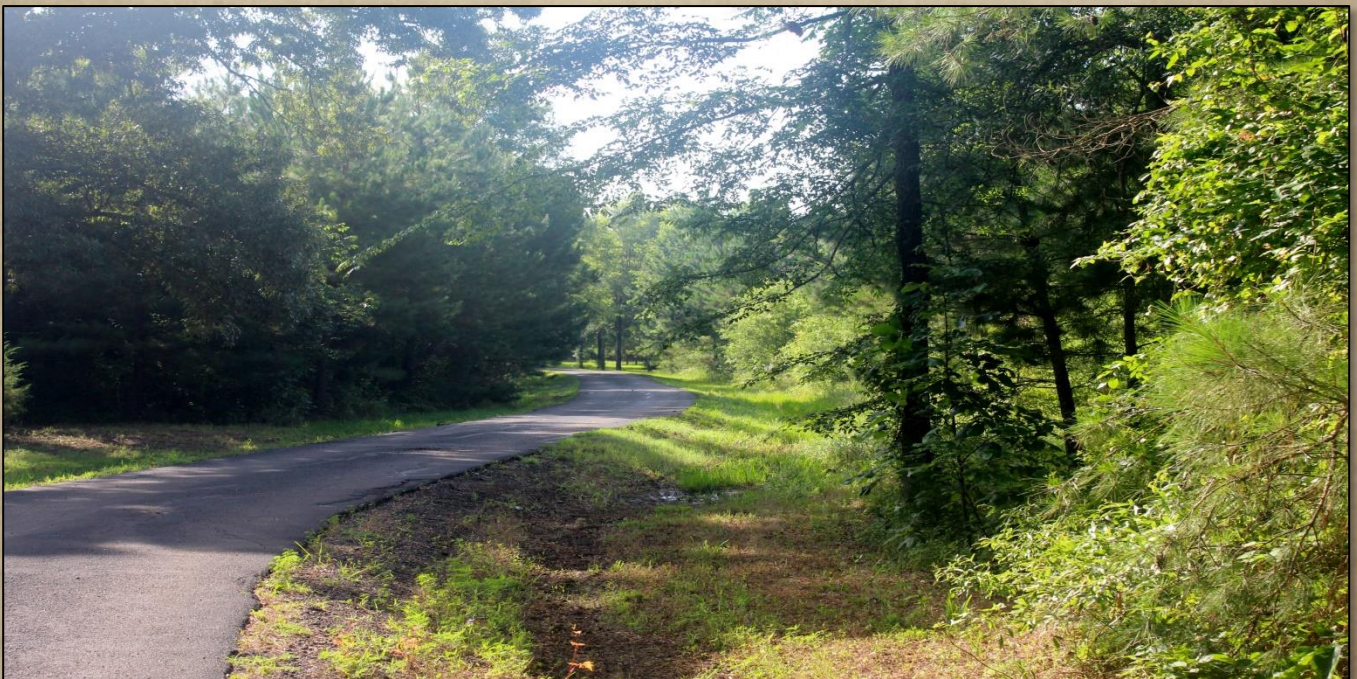
Red River County, Texas:

Just as the French had disputed Spain's claim to the area near the Red River, so also did American settlers. Claiming that the area was part of the Louisiana Purchase, American hunters and traders were active in the area by 1815, and by 1818 permanent settlement was underway at Jonesborough and Burkham's Settlement. After traveling for six months from Tennessee on his self-made keelboat, the Pioneer, Claiborne Wright, his family, and his two married slaves, Jin and Hardy Wright, settled near Pecan Point in 1816, joining George and Alex Wetmore and William Mabbitt, who had settled in the area earlier that year. By the mid-1820s settlers had begun to move out onto the prairies, and by 1833 James Clark had settled at the site of present-day Clarksville.

Although the early settlers seem to have regarded the area as a part of the United States, when the United States government refused to issue them land titles, many of these settlers turned first to the Mexican government and then to Arthur G. Wavell's agent Benjamin Milam in an attempt to obtain valid land titles. Still, they continued to send representatives to the Arkansas legislature. When the Convention of 1836 met at Washington-on-the-Brazos, the Red River settlements were represented by Richard Ellis, Samuel P. Carson, Robert Hamilton, Collin McKinney, and Albert H. Latimer. Three companies of riflemen were equipped and dispatched to South Texas to participate in the war, but they arrived after the battle of San Jacinto. With the successful conclusion of the Texas Revolution, the United States relinquished its disputed claim to the area south of the Red River.

*Cecil Harper, Jr., "RED RIVER COUNTY," Handbook of Texas Online
(<http://www.tshaonline.org/handbook/online/articles/hcr05>), accessed January 05, 2016. Uploaded on June 15, 2010. Published by the Texas State Historical Association.*

APPENDIX | RANCH PICTURES



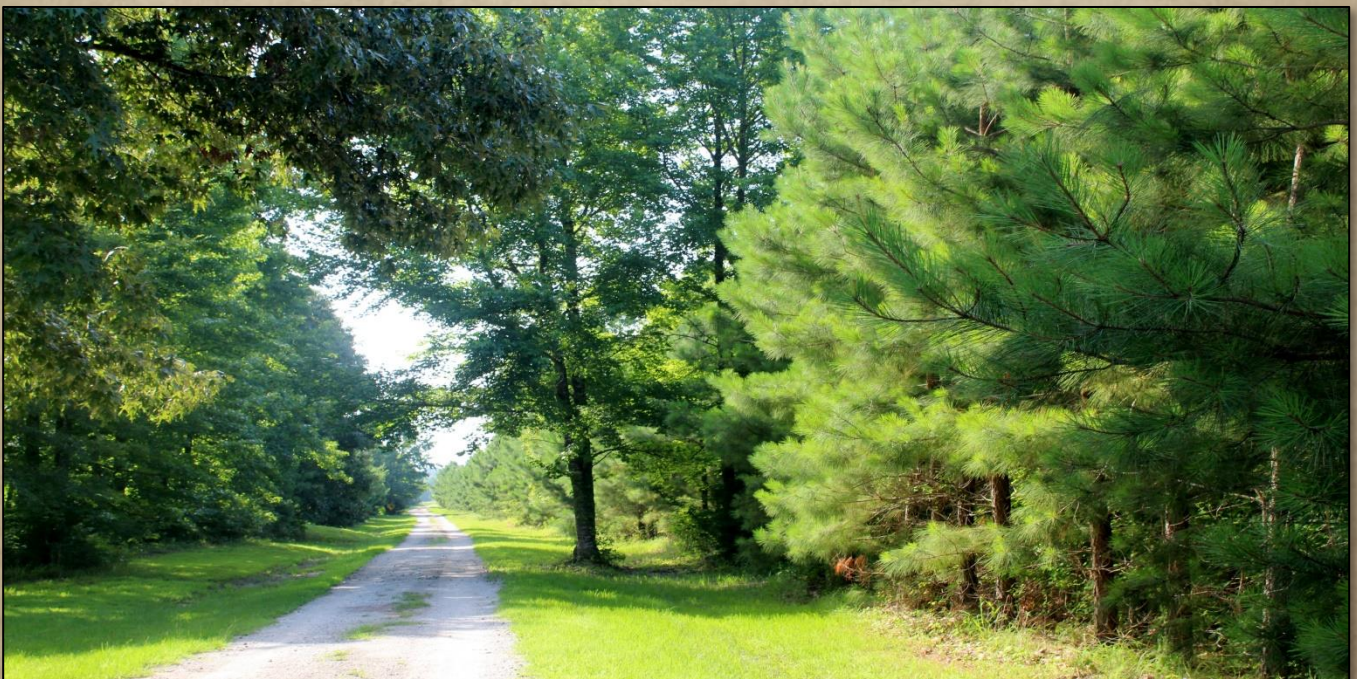
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OPPORTUNITY AWAITS

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