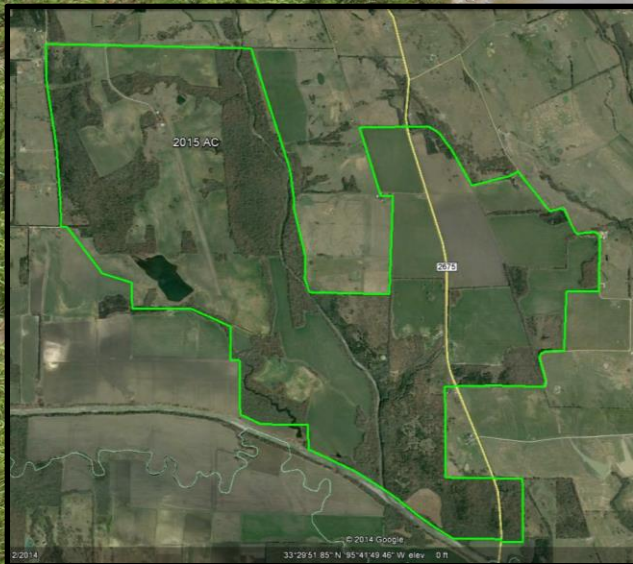


RIVERSIDE RANCH

LAMAR COUNTY, TEXAS



2015+/- Acre Opportunity!
Row-Crop – Ranching – Recreational



ALTATERRA
REALTY & AUCTION

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Information Disclaimer

The information contained in this document has been obtained from sources believed to be reliable and is believed to be correct, but the Owners and Broker do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about the properties should be independently verified by interested purchasers. Owner and Broker reserve the right to make updates to the data periodically when new information becomes available.

Property Description



Executive Summary

Don't miss this opportunity to own your own 2,015 +/- acre Northeast Texas Ranch with all the trimmings! This property has a little bit of everything for the new owner. Almost 1,000 +/- acres of this property have been recently removed from the CRP program and are being tenant farmed for corn, soybeans and wheat. Scattered among the fields of crops are many wooded recreational areas and scenic cross-fenced pastures. There is nearly one mile of Sulphur River frontage, a well-stocked 20 acre lake with gazebo, several creeks, and numerous other smaller ponds. The property has good access from both county and farm-to-market roads which could lend itself nicely to being subdivided and sold in smaller tracts if the new owner desires.

The income producing row-crop aspect of this property is an added benefit to the new owner allowing the property to help "pay for itself"! Additional land could be added to the row-crop acreage through a limited cleanup program and possibly the selective harvest of mature hardwoods. Another income producing feature of this property is the excellent hunting available on the ranch. A nice resident population of whitetail deer, hogs and wild turkey are present. This resource has not been developed although the hunting rights have been leased for the 2014 season.

Another aspect of the property would be the ability to dedicate the entire ranch to cow/calf, seed stock or stocker operations. In addition, a portion of the row-crop acreage could be converted into pasture while leaving the remainder to be planted for winter forage.



Property Description



Location & Area

Riverside Ranch is located in Lamar County just south of the Oklahoma border. Paris, the county's largest town and the county seat, is located about 100 miles northeast of Dallas. The ranch is located about 15 miles southwest of Paris, the county's center point is 33°40' north latitude and 95°35' west longitude. Lamar County comprises 919 square miles of pasture and farmlands, with some scattered timber. The terrain is gently rolling; the elevation ranges between 400 and 635 feet above sea level. The northern half of Lamar County, above Paris, drains north into the Red River, while the southern half of the county drains southeast into the Sulphur River. Soil types range from a blackland clay, which predominates in the southern half of the county, to sandy loam soils characteristic of the once-wooded areas of the northern part of the county.

Mineral resources include limestone and gravel from the Red River and Sulphur River regions. The major lakes are Lake Pat Mayes, a 5,000-acre reservoir formed by the impoundment of Sanders Creek in the northern portion of the county during the late 1960s, and Lake Crook, a small reservoir on Pine Creek just north of Paris. Temperatures range from an average high of 94° F in August to an average low of 31° in January. Rainfall averages slightly more than forty-five inches a year. The growing season extends for 228 days.



Property Description



Improvements

A scenic private driveway leads you to a 3,300+ sq. ft. Spanish estate style home. Built to last with 5 bedrooms, 3.5 baths and 4-car garage. Amenities include an in-ground swimming pool and paved tennis court. The headquarters area would make a wonderful corporate retreat or possible hunting lodge. In addition, there is a large metal shop with concrete floor and two storage rooms.



Property Description

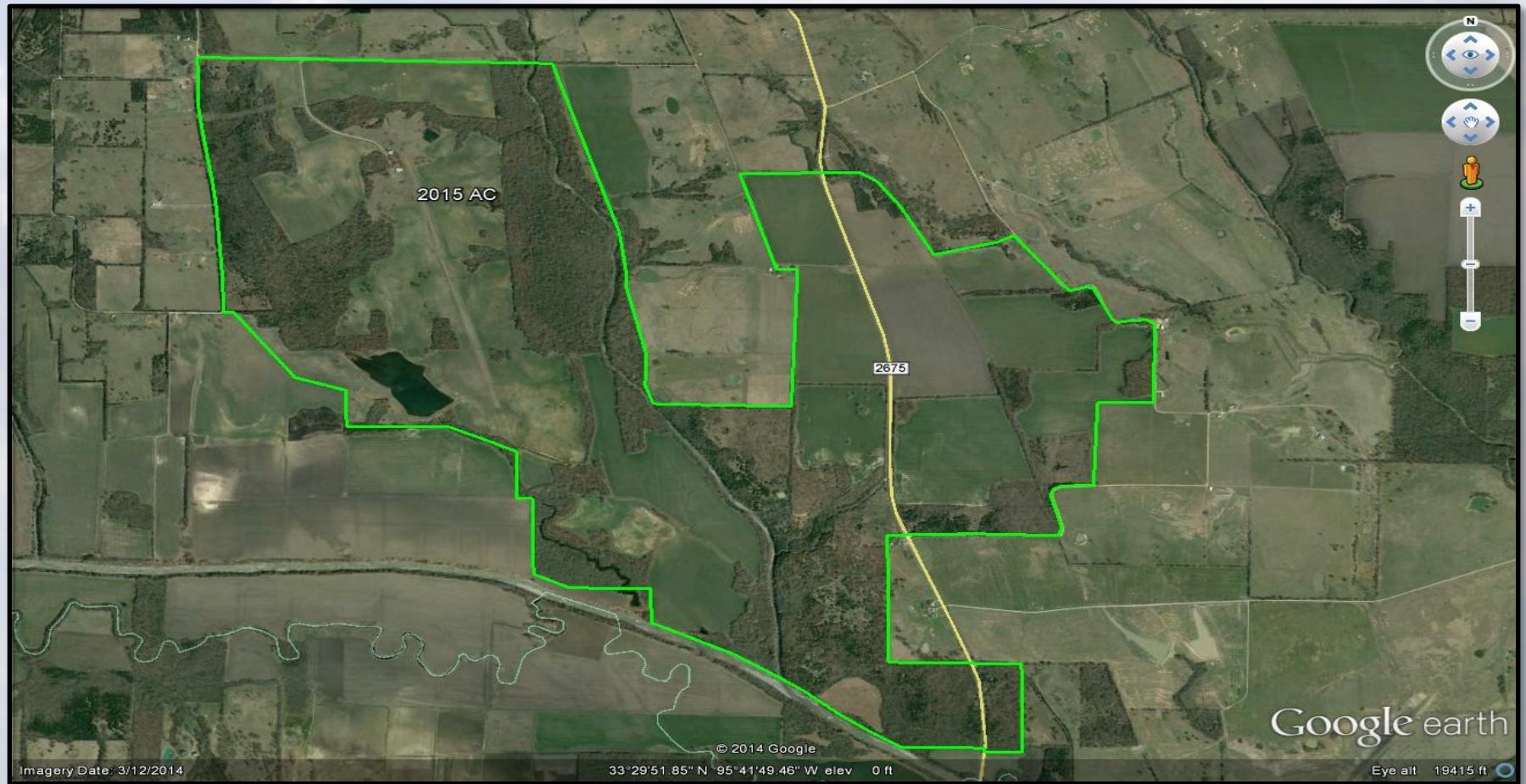


Data Sheet

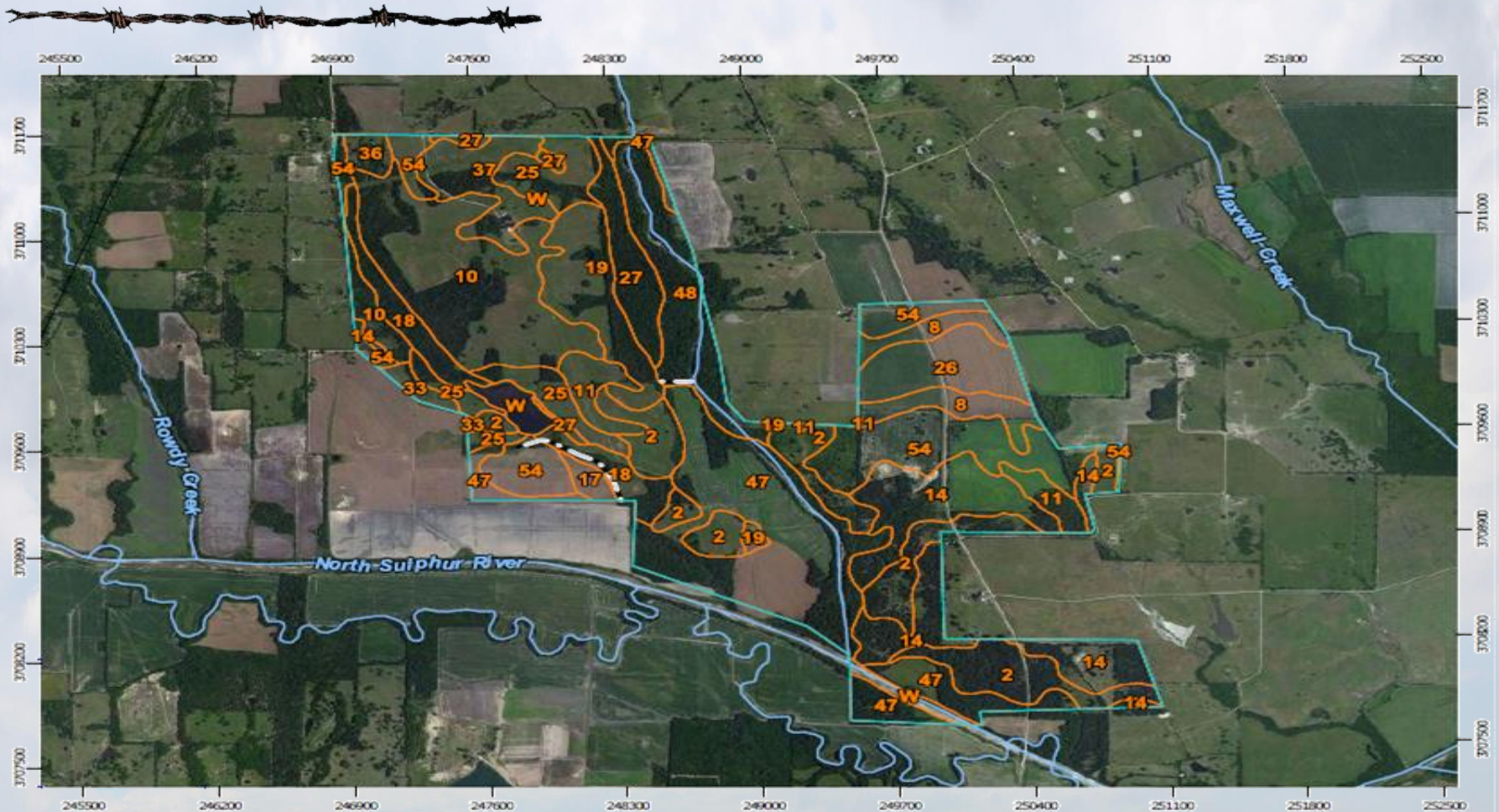
Acres:	2015 +/- Acres
Price:	\$4,750,000.00 (\$2,357 per Acre)
Location:	Lamar County, 15 miles southeast of Paris, TX, 100 miles northeast from Dallas, TX
Terrain:	Gently rolling terrain, some tree and brush lined drainage channels and creeks. Pasture and farm land segmented into smaller fields divided by cross-fencing.
Survey:	TBD
Minerals:	All owned by Seller to be conveyed to Buyer
Title Policy:	Provided by Seller
Property Taxes:	\$5,184.11 (2013)
Fencing:	Barb wire, perimeter and cross-fenced, no high fence
Wildlife:	Whitetail Deer, Feral Hogs, Eastern Turkey, Dove, Ducks



Aerial Map



NRCS Soil Map



NRCS Soil Map Index



<u>Class Code</u>	<u>Soil Type</u>	<u>Acres</u>	<u>Percent</u>
2	Annona Loam	214.1	11.1%
8	Burleson Clay	58.8	3.1%
10	Crockett Loam	245.9	12.8%
11	Deport Clay	50.1	2.6%
14	Derly Silt Loam	191.8	10.0%
17, 18	Elbon Silty Clay Loam	83.6	4.4%
19	Ferris Clay	96.5	5.0%
25	Heiden-Ferris Complex	91.6	4.8%
26, 27	Houston Black Clay	139.2	7.3%
33	Leson Clay	12.4	0.6%
36, 37	Normangee Clay Loam	79.5	4.1%
47, 48	Trinity Clay	434.9	22.7%
54	Wilson Silty Loam	191.4	10.0%
W	Water	31.8	1.7%



Contact Information



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