

# ***Texas Corporate Retreat***

380 +/- Acres

Clarksville, Texas, Red River County



**AltaTerra Realty  
and Auction LLC**

**J. W. Ross**  
Broker

Cell | 903.491.1719

Office | 903.438.2585

Fax | 903.439.1045

[Jw.ross@altaterrarealty.com](mailto:Jw.ross@altaterrarealty.com)

[www.ucAltatTerra.com](http://www.ucAltatTerra.com)



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## Location:

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.

This retreat lies in Northeast Texas and is just a short drive from the Red River. Approximately 1 hour from Paris and Texarkana Texas, and only about 30 minutes from Clarksville, Texas.

An 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.



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## Executive Home:

The Owner's Retreat, features a stunning Austin White Rock two-story six bedroom five and one-half baths estate caliber home. This corporate retreat home features 5,100 +/- square feet.



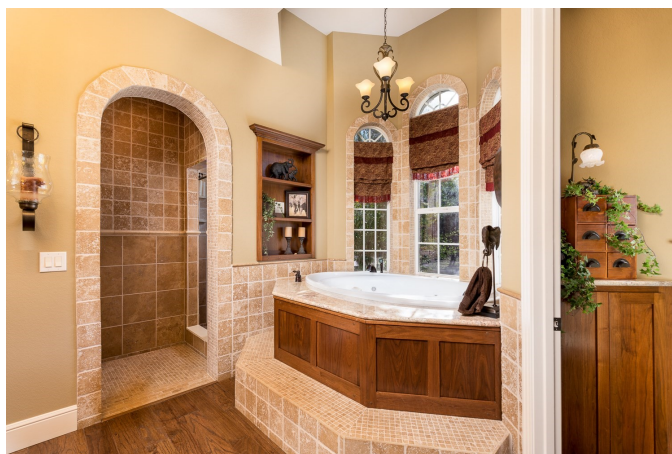
A chef's kitchen with center island and pantry leads to a large open area living room featuring a fireplace as the focal point.

The formal dining area features wood flooring and 2 large arch glassed windows.



This retreat includes 6 spacious bedrooms. The master bedroom features a Jack-n-Jill bathroom with many amenities, including a jetted Jacuzzi tub separate from the shower.

Truly a well-maintained and high taste living space throughout this estate caliber home.





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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 equipment features Body-Solid weight systems and NAME BRAND treadmills and NAME BRAND free weights with weight bar as well.



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!



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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.



The outdoor kitchen area is covered and includes a gas grill, flat top grill, outdoor sink, small refrigerator, and many other amenities for a complete kitchen. Further is



Also pool side is multiple seating and reclining places for rest and relaxation for yourself and your guests.

The pool itself includes a hot tub that waterfalls into the immaculate pool.





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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.

Manager's Home: 3 Bed, 2 Bath. Enjoy the beautiful views over a cup of coffee in the morning while watching the wildlife just outside your backdoor.



All information is deemed reliable, but is not warranted by United Country | AltaTerra Realty & Auction. All information is subject to change without prior notice.





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MLS# 42233-12392

Premier Northeast Texas Cattle Ranch Listed with United Country |  
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