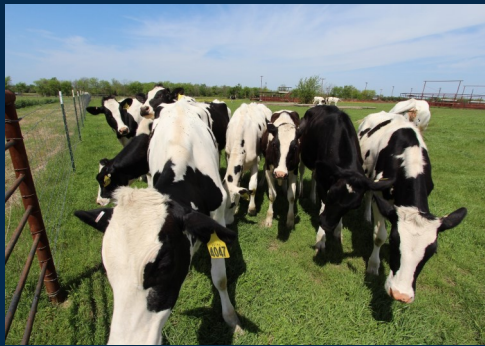


# Cattle & Horse Ranch in Lamar County Texas

This Beautiful Property Is Located At: 172 County Road 12650, Paris Texas



Large acreage with equine facility and home for sale in Lamar County, Texas. Country home located south of Paris on 247 acres. Home is a 4 bedroom 3 bath western inspired beauty. Neutral colors and tile throughout. Large gas fireplace is the main focal point in the oversized family room. Plenty of space to spread out with an enclosed sunroom and upstairs bonus room. Keep up with clothes or let the pets in with the extra space in the oversized laundry. Access the attached garage and separate porte-cochere with circle drive completely encompassing the home. Split master with on suite. Soaking tub and separate tiled shower, dual vanities. Attached mother-in-law suite, complete with kitchenette, dishwasher and full bath. Piped fencing and gated entrance. Fenced and cross fenced for horses and/or cattle.



**Listed At:**  
**\$975,000**

#### IMPROVEMENTS:

1. Executive Home: 4 Bedroom & 3 Bath with almost 3000 sqft. Of living space.
2. Horse Arena: 130 x 300 horse lighted arena with holding pens, chutes and judging area.
3. (1) Shop: 25 x 40 & (2) Shop 40 x 80
4. Round Pen
5. Working Pens
6. Hay Barn

#### LAND:

1. The 248 acres
  - a. Class II and Class III soils
  - b. Approx. 210 acres being utilized in a commercial crop rotation
  - c. Winter wheat and historically planted in corn & soybeans
2. Over 30 acres in pasture, planted in Bermuda and native grasses
  - a. Well maintained set of cattle pens, hay barn, excellent fencing and multiple ponds



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