



United Country
AltaTerra Realty

PREMIER
PROPERTIES



380+/- Acre Premier Texas Corporate Retreat

Land Broker / JW ROSS

903-491-1719 / jw.ross@altaterrarealty.com



AltaTerra Realty
and Auction LLC





Property Location

Consisting of 380+/- acres, this private executive retreat leaves no stone unturned in the owners 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. This property is 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 and two bathroom Guest House to the Owner's Retreat, a stunning Austin White Rock two story six bedroom and five and a half bathroom estate caliber home.



**AltaTerra Realty
and Auction LLC**



Executive Home



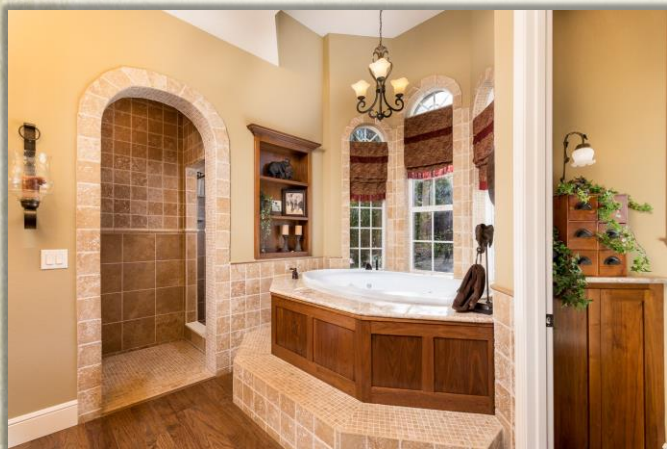
The Owner's Retreat features a stunning Austin White Rock, two-story six bedroom and five and a half bath, estate caliber home.

This corporate retreat home features 5,100+/- square feet.



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

The formal dining area features wood flooring and two large arched glass windows.



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

This is truly a well-maintained and high taste living space throughout this estate caliber home.



AltaTerra Realty
and Auction LLC



Executive Home Continued



There is a swimming pool and a 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.



Also, poolside has 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.



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.



**AltaTerra Realty
and Auction LLC**



Executive Home Continued



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



The 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!



The equipment features Body-Solid weight systems and named brand treadmills and name brand free weights with a weight bar as well.



AltaTerra Realty
and Auction LLC



The Guest Home



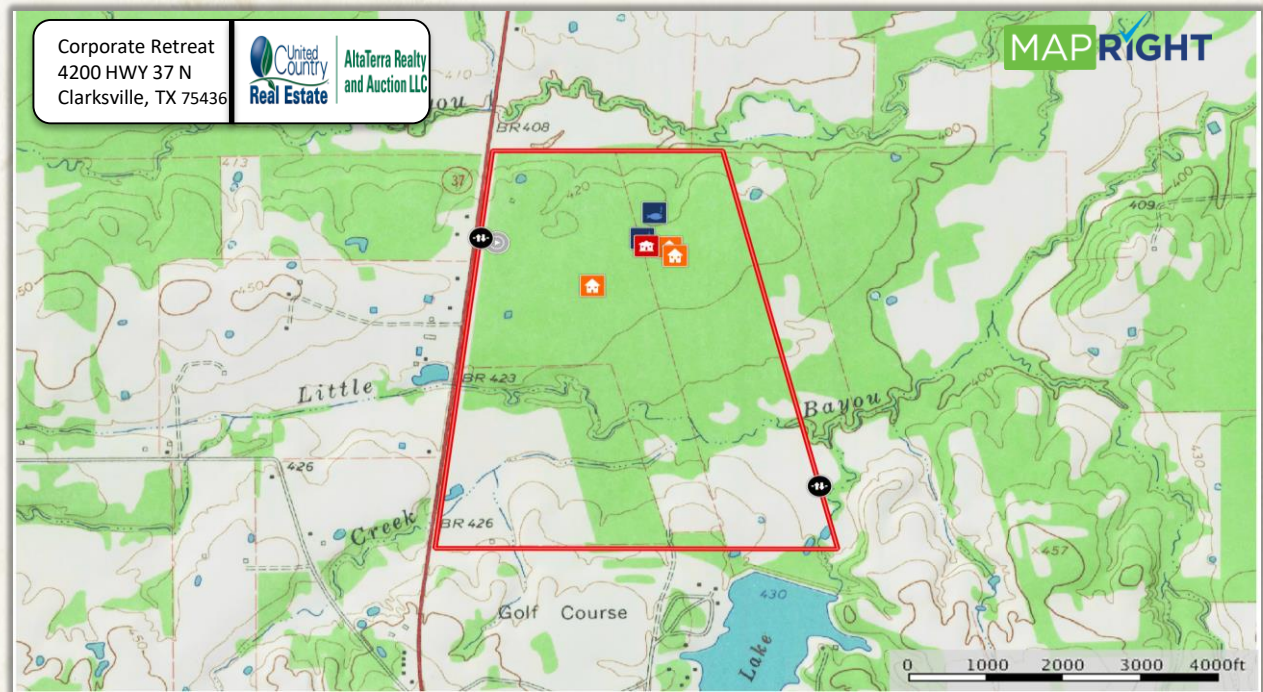
The Guest Home is equally appointed with the same quality of features as the main house and provides its own private environment where relaxation comes easily. This home is blessed with large picture windows all across the rear overlooking the semi-cleared grounds that attract all manner of wildlife for viewing opportunities. The managers home has three bedrooms and two bathrooms, perfect to enjoy the beautiful views over a cup of coffee in the morning while watching the wildlife just outside your backdoor.



**AltaTerra Realty
and Auction LLC**



Maps Of Property



AltaTerra Realty
and Auction LLC



Appendix

Contact Information

AltaTerra Realty & Auction | On-site

J. W. Ross

Cell:

(903) 491-1719

Broker

Email:

jw.ross@altaterrarealty.com

Website:

www.altaterrarealty.com

**AltaTerra Realty
and Auction LLC**

Texas Corporate Retreat

380+/- Acres
Offered Price:
\$2,150,000

Address: 4200 HWY 37N
Clarksville, Texas 75436

Jw.ross@altaterrarealty.com

Land Broker | JW Ross
903-491-1719 | TX # 496806



**UC RANCH**
PROPERTIES

903-491-1719 | AltaTerraRealty.com

"The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker 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."



**AltaTerra Realty
and Auction LLC**

