

NORTHEAST TEXAS CATTLE RANCH

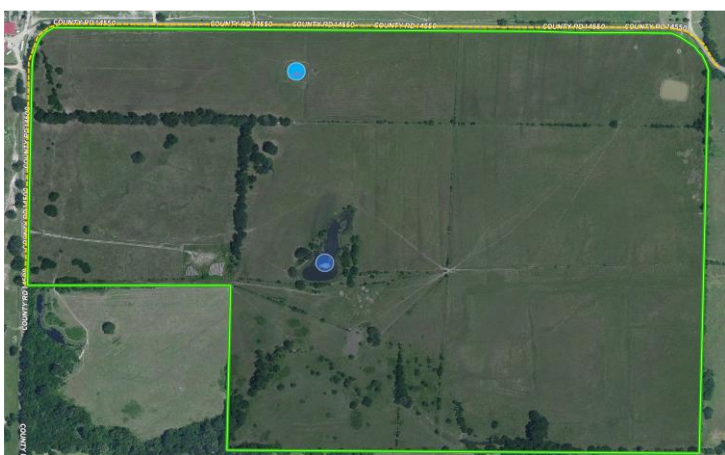
\$540,600 | PATTONVILLE, TEXAS

This beautiful 159± acre ranch land is located in the desirable Pattonville TX, known for its rich soils, abundance of wildlife and amazing country sunsets. Soil types include silty loam and Annona loam. Property has multiple ponds and is fenced and cross fenced. This land would be perfect Home-sites in Prairiland ISD! This is the definition of country living!

Pastureland With Water Features!



Property Outline of the 159± Acres



Property Features:

- 159± Acres
- Multiple Water Tanks
- Road Frontage on North & West Side of Property
- Potential to Subdivide For Commercial or Residential Development Use
- Build Your Dream Home & Run Your Own Ranch!

Contact **Kristen Strunc** Today
For More Information!

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**AltaTerra Realty
and Auction LLC**

NORTHEAST TEXAS NUMBER ONE PREMIER RURAL LAND BROKERAGE
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