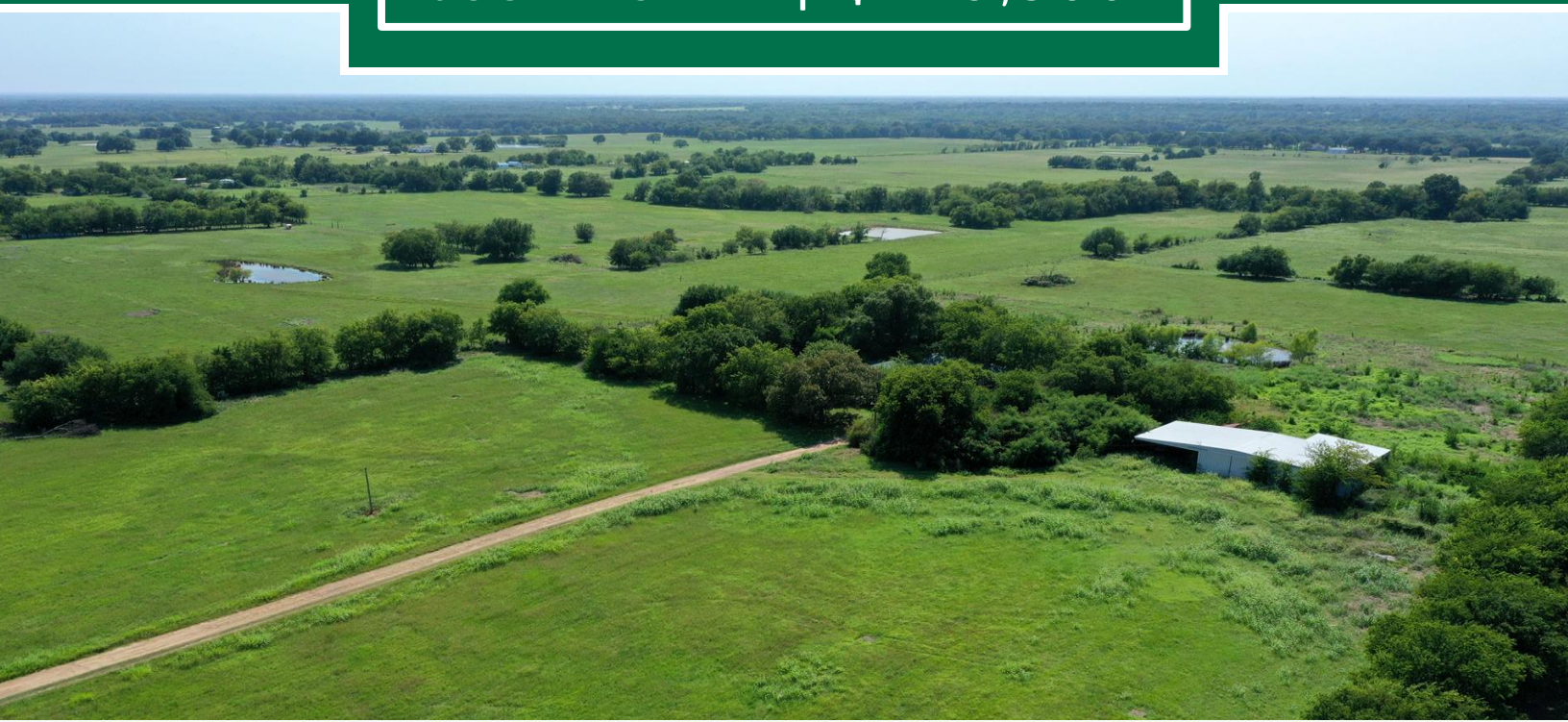


JUST LISTED | \$249,500



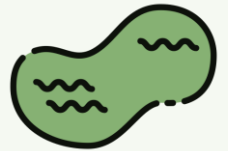
27±  
Acres



Two Bedroom  
Home



Large  
Barn



## 3038 FM 196 S, Pattonville TX | Lamar County

Country Home for Sale in Northeast Texas located 17 miles SE of Paris, TX. Country home with acreage for sale in Lamar County Texas. This home sits on 27 acres of native grasses and open pasture in Prairiland School District. Cows, horses, sheep or goats are perfect for this hobby farm. With over 2,000 sq. ft. of living, this 2 bedroom and 1 bath country home allows for new owner to make it their own. There is a large 40x90 metal shop with concrete floor, 110/220 and water available. Multiple stock tanks on the property for all your livestock needs. DFW is less than 2 hours away. Texarkana is less than 90 minutes away.

UC MLS: 42233-13055



*"Real People | Real Deals | Real Difference"*  
AUCTIONS | HOMES | COMMERCIAL | LAND  
Texas ~ Oklahoma ~ Arkansas  
[www.altaterrarealty.com](http://www.altaterrarealty.com)

Kim Ross, REALTOR  
Cell | 903.491.6797  
Office | 903.438.2585  
[kim.ross@altaterrarealty.com](mailto:kim.ross@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.