



RECREATIONAL LAND WITH TRAILS

HUNTING PROPERTY FOR SALE

TBD CR 3135 | Clarksville Texas

UNITED COUNTRY
ALTATERRA REALTY & AUCTION
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



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.

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PROPERTY OVERVIEW

SUMMARY

Hunting land For Sale in Red River County Texas. This 150 MOL acre recreational tract is located in northern Red River County Texas with many trails and game in the area. LOCATION: Northern Red River County Texas. Less than an hour away from both Paris Texas and Texarkana Texas. TERRAIN: With mature hardwood and native pine spread throughout, the property lends itself for great cover and habitat for wild game. Multiple trails have been created to allow maximum range in exploring the property. Some low areas that could be cleaned out for larger water areas to attract water fowl. LOCAL GAME: Large whitetail deer have been seen and shot on the property in the 140+ range. Great hog hunting. Some Turkey. The property lies in the Central Flyway for ducks with several areas to create a larger water structure or lake. CONTACT: Contact Kim Ross at 903-491-6797 to schedule a private tour.

JUST LISTED

PROPERTY HIGHLIGHTS

Sale Price: **\$487,500**

Lot Size: 150 ± Acres



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PROPERTY PHOTOS



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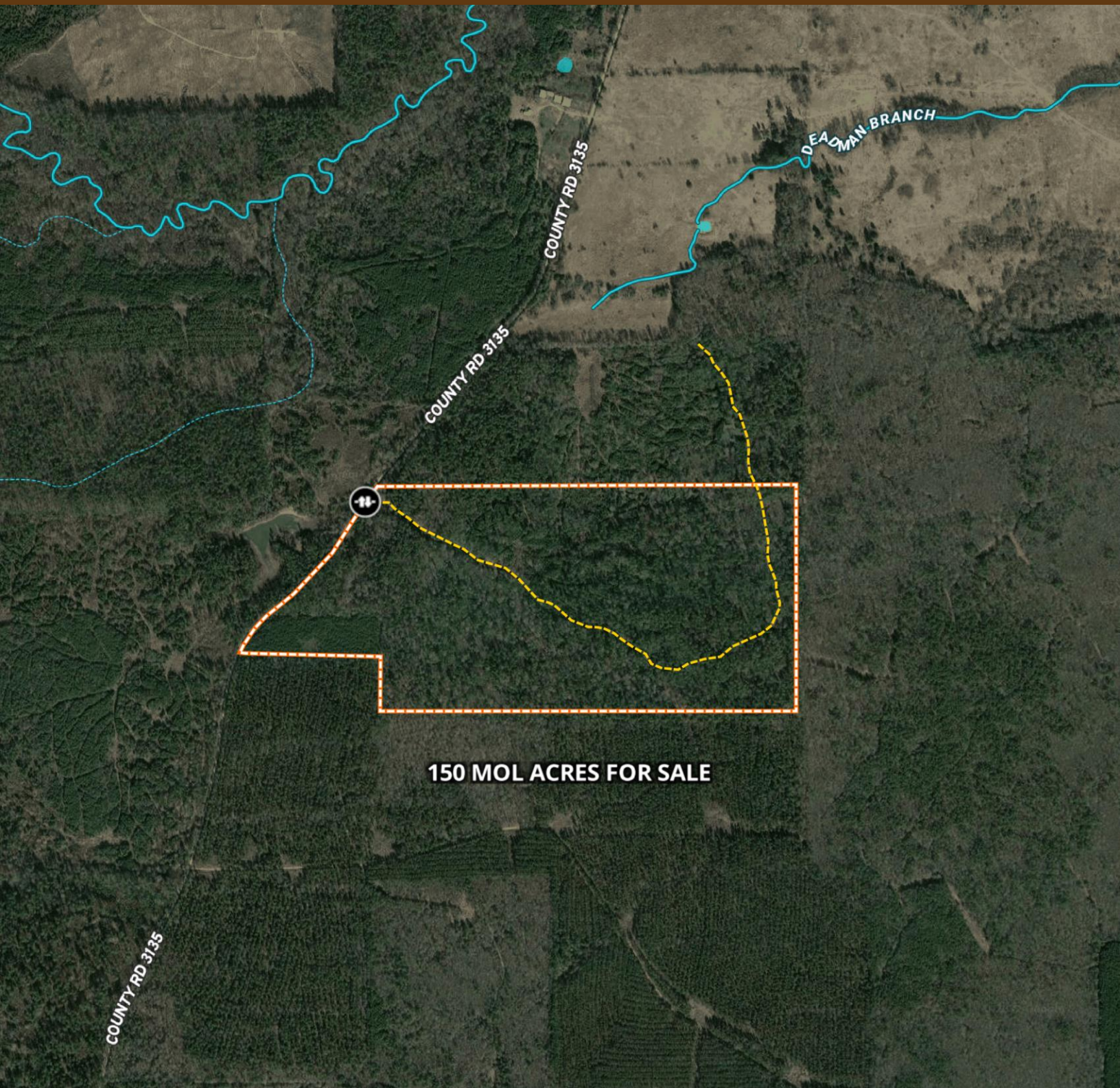
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MAPRIGHT MAP



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APPENDIX



AltaTerra Realty and Auction LLC

AltaTerra Realty & Auction

Kim Ross	Cell:	(903) 491-6797
REALTOR Auctioneer	Email:	kim.ross@altaterrarealty.com



Having been born and raised in Texas and being a long-time resident of the Paris area, Ms. Ross began her career participating in the Service Industry in which she was required to deal with people from a service management perspective. Setting goals and objectives for herself and others, measuring and reviewing those goals and objectives and reporting findings to management on a regular basis. Much experience and personal satisfaction was gained during her years in the Service Industry. Experience that would lay beneficial groundwork for later success in the real estate industry. After her marriage to husband J W, the Ross's had 5 children to raise and a future to protect. Together they chose to place available family investment dollars into rental properties in the Paris area. Ms. Ross took on the property management duties for these rental properties as well as assist in property management for other 3rd party investors. This became Ms. Ross's induction into the real estate industry. This experience along with an interest in real estate auctions as a new option for servicing real estate customers around the Paris area, have awarded Ms. Ross her auction support opportunity at AltaTerra. While busy attaining her career goals, raising 5 children on the verge of becoming teenagers quickly convinced Mr. and Ms. Ross that their children were requiring more focus. Ms. Ross modified her career to provide daily parental guidance and direction as their children entered their teens and moved towards their college years. Ms. Ross became deeply involved in the scholastic goals of her children as they began preparing resumes for their collegiate futures. Ms. Ross spends her free time in support of their grades, in school as well as extracurricular activities and service. She also spends any additional hours working as an officer in the local Parent Teacher Organization as well as managing benefits programs and fund raising events in and around the Paris area.

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INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

UC AltaTerra Realty & Auction, LLC	9000813	altaterra@altaterrarealty.com	903-438-2585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JW Ross	496806	altaterra@altaterrarealty.com	903-438-2585
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kim Ross	668511	kim.ross@altaterrarealty.com	903-491-6797
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date