



# MINI RANCH FOR SALE

## COUNTRY HOME PROPERTY FOR SALE

---

10923 US HWY 82 E | Blossom Texas

UNITED COUNTRY  
ALTATERRA REALTY & AUCTION

1875 NE 17<sup>TH</sup> 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.

[www.altaterrarealty.com](http://www.altaterrarealty.com)

# PROPERTY OVERVIEW

## SUMMARY

Beautiful country home setting on back side of 12.147 acres with west boundary being the Lamar/Red River County line. Acres very grassy with scattered trees. Nice long graveled drive to home. This 3 bedroom, 2 bath home is ready to enjoy your outside activity area with large deck, patio, graveled picnic/fire pit/grilling area & 4 car open carport. There is metal building behind home nice distance back with a 625 SF apartment; one bedroom, kitchen, living area, bath & utility room on west end, middle is 20 x 30 shop with 2 roll up doors & street door, east end is a 24 x 32 game room with half bath on backside. The front & back yards have sprinkler system. There are some blueberry bushes west of the combo building. Tire swing in back yard waiting for someone to enjoy! Detroit ISD is 3 miles east & also children could attend Prairiland ISD as bus turns around at county line. Paris is 12 miles to west, Dallas, Longview, & Tyler 100 miles, Texarkana 78 miles. Must See!

JUST LISTED

## PROPERTY HIGHLIGHTS

Sale Price:	\$450,000
Lot Size:	12.14 ± Acres
Square Feet	1,700
Bedrooms:	3
Bathrooms:	2



UNITED COUNTRY  
ALTATERRA REALTY & AUCTION  
1875 NE 17<sup>TH</sup> 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.

[www.altaterrarealty.com](http://www.altaterrarealty.com)

# PROPERTY PHOTOS



UNITED COUNTRY  
ALTATERRA REALTY & AUCTION  
1875 NE 17<sup>TH</sup> 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.

[www.altaterrarealty.com](http://www.altaterrarealty.com)

# PROPERTY PHOTOS



UNITED COUNTRY  
ALTATERRA REALTY & AUCTION  
1875 NE 17<sup>TH</sup> 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.

[www.altaterrarealty.com](http://www.altaterrarealty.com)

# APPENDIX



## AltaTerra Realty and Auction LLC

### AltaTerra Realty & Auction

Earlene Vickers  
REALTOR®

Cell: (903) 491-6560  
Email: [earlene.vickers@altaterrarealty.com](mailto:earlene.vickers@altaterrarealty.com)



Earlene Vickers has been a Realtor® since 2006. She has successfully assisted sellers and buyers to accomplish their goals of selling or buying real estate. This is her third career after completing thirty years serving the citizens of Texas as a state employee and assisting her husband with their dairy. Earlene feels to guide clients and customers through the process of selling and/or buying of real estate, (residential, farm and ranch, commercial or investment properties), and successfully accomplish their goals is the most rewarding work yet for her during her working careers. Earlene was raised north of Detroit, Texas in Red River County and has lived in Lamar County since 1975 just east of Blossom, Texas. She is a country girl who loves the country and enjoys visiting the city for shopping. She has lived in North East Texas all her life and very aware of the opportunities available in real estate. She completed her BS degree at East Texas State University now A&M at Commerce in 1983. In 2006 she completed her real estate schooling with Kaplan University and changed careers to real estate, which she enjoys tremendously. Earlene has accomplished \$1 million plus sales the past couple years and increasing sales yearly. She is a member of the Paris Board of Realtors, Texas Association of Realtors and the National Association of Realtors. Earlene offers professionalism, integrity and a friendly can do attitude to assist her clients and customers in selling their real estate or in buying the right property for them. She says please call, email or come see her anytime!

UNITED COUNTRY  
ALTATERRA REALTY & AUCTION  
1875 NE 17<sup>TH</sup> 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.

[www.altaterrarealty.com](http://www.altaterrarealty.com)