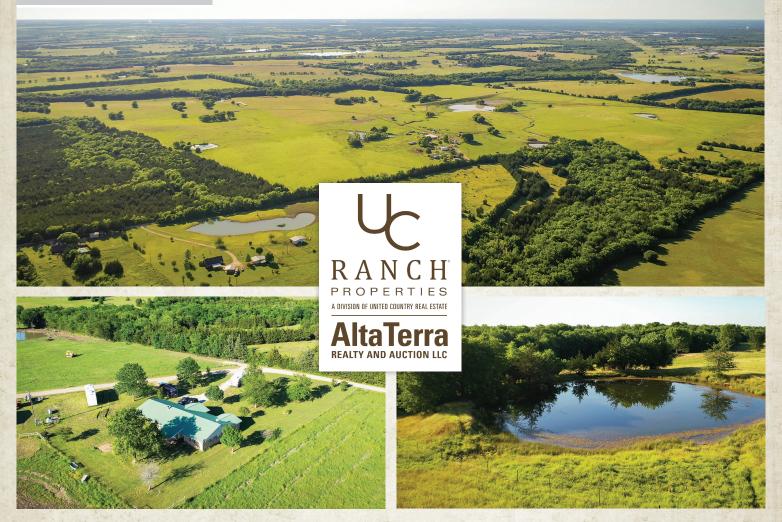
AltaTerra Premier Properties

For Sale

RANCH & RECREATIONAL LAND
332± ACRES • CATTLE RANCH OPERATION

PARIS, TEXAS



Property Location: 355 County Road 12620, Paris, TX 75462 | Listing Price: \$2,550,000

AltaTerraPremier.com

Serving Texas, Oklahoma, and Arkansas



Kim Ross, REALTOR®, Auctioneer 903-491-6797 • TX Lic #668511

Premier@altaterrapremier.com





Premier Northeast Texas ranch is used for grazing and cattle operation, offering an abundance of amenities and improvements!



332 ± Acres

CATTLE FARM OPERATION



Historically Operating 100-125± Cow/Calf Pairs

Metal Shop Building, Barns, Implement Shed, Grain Bin, & Working Corrals with Chute

Electric Service to Multiple Locations on Property

Interior Fencing with Gates

Class II & Class III Soils

Bermuda Grass & Other Native Grasses Allow a High Ratio of AMU

Pastures Setup for Multiple Rotations

Hunting for Whitetail Deer, Hog & Turkey

Multiple Ponds & Small Lakes

Baker Branch Creek Runs Through the Western Side of the Ranch





 $\begin{array}{c} \textbf{MAIN HOME} \\ \textbf{Updated 2,250} \pm \, \text{sq ft Ranch-Style Home} \\ 3 \, \text{BR} \, / \, 2 \, \text{BA} \end{array}$



LOCATION
5± Miles from Paris
2± Hours from Dallas
90± Minutes from Texarkana



MINERALSAll Owned to be Conveyed



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