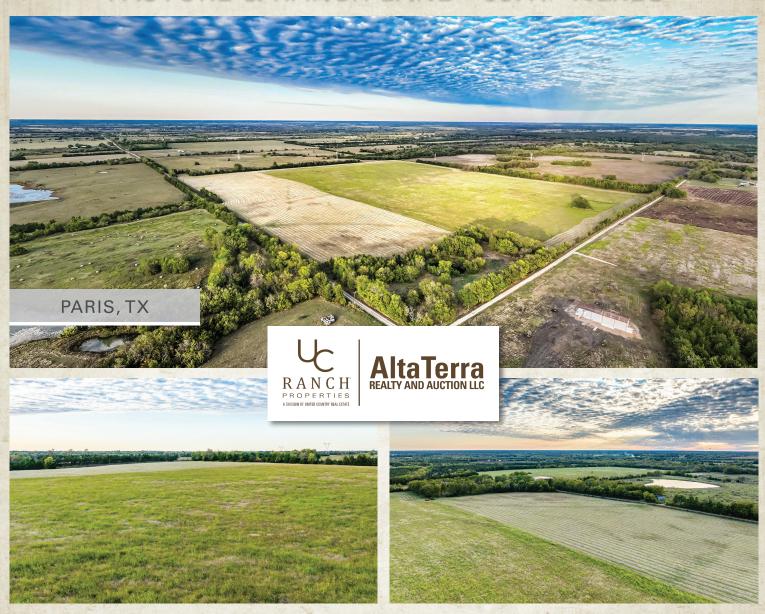
AltaTerra Premier Properties

# For Sale

PASTURE & RANCH LAND • 93.17 ± ACRES



Property Location: TBD CR 12650, Paris, TX 75462 | Call For Pricing

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Great ranch to be utilized for cattle, farming, or hay production in Northeast Texas.



## 93.17± ACRES











#### Land:

- 93.17± acres of Houston clay Class III and III soils
- Currently being utilized for hay production with Common Bermuda & other Native grasses
- Can easily be turned into farming, with the property being almost all tillable
- Area has exceptional hunting with white-tail deer, turkey, ducks, & hogs
- County road frontage on two sides allows for future development into smaller ranchettes

### Water:

- · One pond
- Small creek runs along the southeastern boundary, providing live water and game

#### **Improvements:**

- 5-strand barb wire across most of the entire perimeter
- Two entries off CR 12650

#### Location:

- 8± miles south of Paris
- Dallas is less than 2± hours
- Oklahoma is 25± miles





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