

AltaTerra Premier Properties

For Sale

472± ACRE CATTLE RANCH

PARIS, TEXAS



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RANCH
PROPERTIES

A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC

Property Location: County Road 14750, Paris, TX 75462 | Contact For Pricing

AltaTerraPremier.com

Serving Texas, Oklahoma, and Arkansas

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

Kristen Ross, REALTOR® / Marketing Expert • 903-491-6809 • TX Lic #668359

Premier@AltaTerraPremier.com





PARIS, TEXAS

A highly productive and well-maintained 472-acre cattle ranch offering fertile soils, abundant water sources, high-quality grazing pastures, exceptional fencing, and strategically located to run a sustainable and effective livestock operation.



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472[±] ACRES



Land & Soil Quality

The ranch is located in the Texas Blackland Prairie region and features highly fertile clay soils. These soils maximize forage production and support healthy livestock grazing and hay production, ensuring sustainable ranch operations.



Water Resources

Hickory Creek, a year-round water source, runs through the ranch, and several stocked ponds are strategically placed throughout the property, offering ample and reliable water supply to support cattle and wildlife year-round.



Grazing & Pasture Management

The ranch features highly productive native and improved grasses, allowing for efficient herd movement and pasture preservation:

Bermudagrass – Ideal for high-yield grazing and hay production.

Bahia grass – Known for drought resistance and extended grazing seasons.

Native forage grasses – Offer diverse nutrition for cattle.

Livestock Infrastructure

The perimeter and cross-fencing are in excellent condition and built for long-lasting durability.

Working pens and handling facilities ensure smooth cattle operations, making this a turnkey ranch for livestock production.



Prime Location & Development Potential

Extensive road frontage along County Road 14750. Subdivision potential, allowing for multiple ranching operations or homestead developments. Minutes from Paris with access to major highways, feed suppliers, and ranching resources.

Proximity to Livestock Sale Barn

Paris Livestock Auction – Weekly cattle sales provide strong market access for livestock operations.

Cattlemen's Livestock Commission Co. – A nearby auction facility that ensures competitive pricing and consistent market opportunities.

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Franchise office is independently owned and operated. 