

AltaTerra Premier Properties

For Sale

PASTURE & RANCH LAND • 93.17± ACRES



PARIS, TX

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC



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

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Kim Ross, Realtor®/Auctioneer
903-401-8184 • TX Lic #668511

Premier@AltaTerraPremier.com



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



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Land:

- 93.17 \pm 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 \pm miles south of Paris
- Dallas is less than 2 \pm hours
- Oklahoma is 25 \pm miles





VIEW PROPERTY
DETAILS



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