

0000 County Road 42200 Paris, Tx 75462
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Paris, TX 75462

\$440,000
40± Acres
Lamar County



0000 County Road 42200 Paris, Tx 75462
Paris, TX / Lamar County

SUMMARY

Address

0000 County Road 42200

City, State Zip

Paris, TX 75462

County

Lamar County

Type

Undeveloped Land

Latitude / Longitude

33.734714 / -95.490715

Acreage

40

Price

\$440,000

Property Website

<https://www.glasslandandhome.com/property/0000-county-road-42200-paris-tx-75462-lamar-texas/110735/>

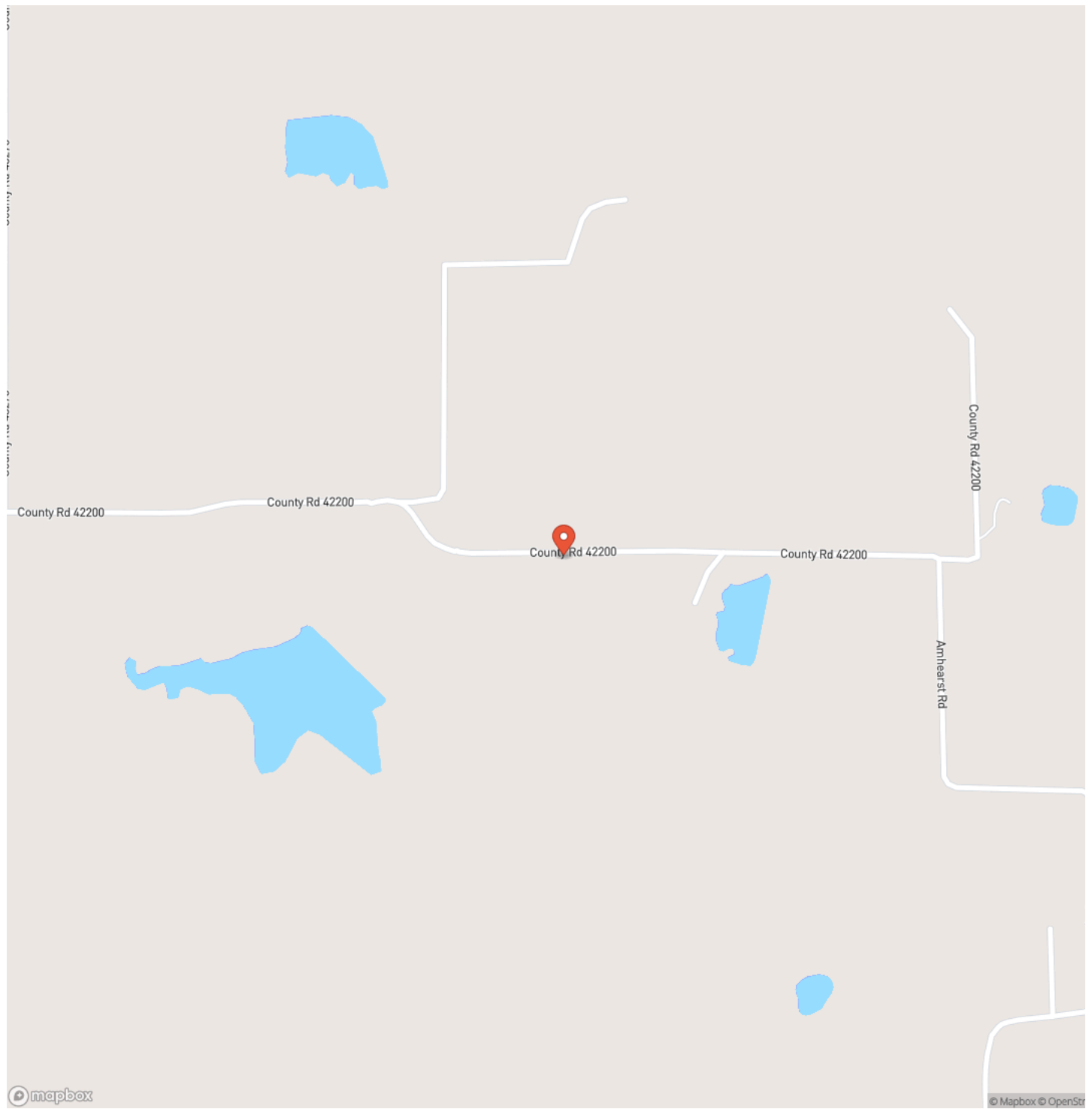


PROPERTY DESCRIPTION

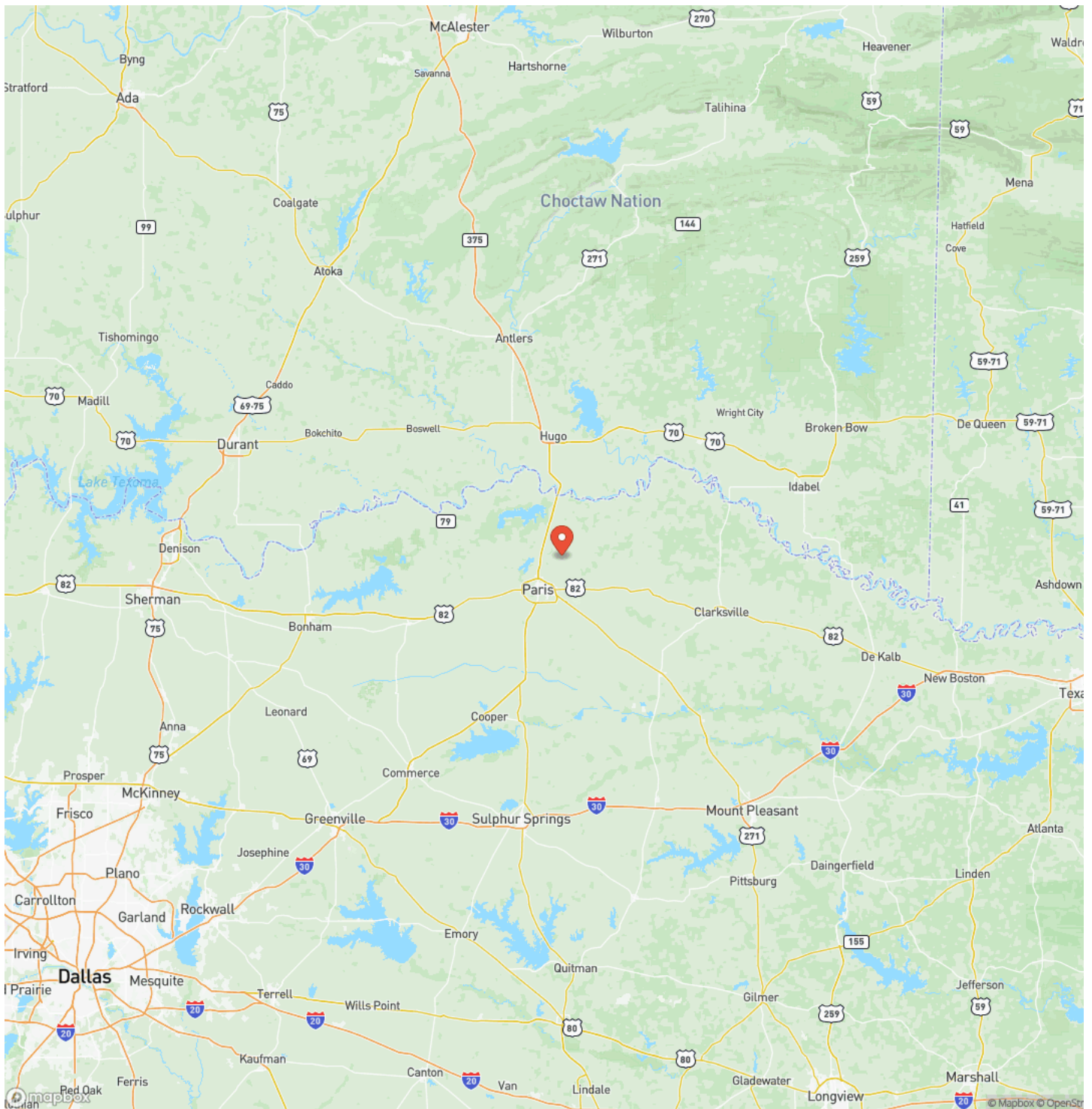
Rare opportunity to own 40 beautiful acres in one of Lamar County's most desirable areas. This versatile property features scattered mature trees, multiple ponds, and abundant wildlife, making it an excellent choice for a homesite, recreational retreat, hunting property, or investment tract. The land is home to an impressive population of whitetail deer, feral hogs, and other small game, providing year-round hunting and outdoor enjoyment. The combination of open pasture, tree cover, and water sources creates ideal wildlife habitat while also offering plenty of room for livestock, horses, or future improvements. Water and electricity are available at the road, and the property currently benefits from an agricultural exemption, helping keep ownership costs low. Conveniently located just minutes from Paris Golf & Country Club and the FM 195 corridor, you'll enjoy easy access to Paris while maintaining the privacy and tranquility of country living. Whether you're looking to build your dream home, establish a weekend hunting getaway, or invest in quality Texas land, this property offers the location, wildlife, and versatility that buyers are searching for.



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Glass Land & Home
2407 Lamar Ave. Ste. A
Paris, TX 75460
(903) 785-8457
<https://www.glasslandandhome.com/>
